



Amberley House, Haig Road, Alresford

At home in Hampshire  **Hellards**

Amberley House, Haig Road

ALRESFORD, HAMPSHIRE SO24 9LX

Guide Price: £1,500,000

- Modern 4 Bedroom House built in 1960
- Conveniently Located for the Town Centre
- Plenty of Entertaining and Living Space
- Beautiful South-Facing Garden
- In and Out Driveway Parking and Integral Garage
- No Forward Chain - Subject to Probate

Located in one of the most sought after roads in the town, with a garage, and good parking, Amberley House will be hard to beat for someone wanting to live close to the town centre, which is a 5 minute walk away through the churchyard. The house was built in 1960 and has a good flow to the space, with the main rooms opening up to the beautiful south-facing garden. The overall plot measures 0.22 acre.

The front door opens to the entrance hall, where there is a cloakroom, coat cupboard and stairs to the first floor. From the hall, a door opens to the comfortable drawing room, which has a fireplace and plenty of space for entertaining and relaxation. A wide arch leads through to the day room sitting area, which is flooded by light and has French doors to the garden. Off this room is a useful study, which enjoys views of the garden and has a door to the garage.

Another door from the hall opens to the kitchen, which features a range of painted units and drawers, integrated appliances and a gas-fired AGA cooker. Connected to the kitchen is a pantry cupboard and utility room, with a door to the outside. The dining room has space for a table and chairs, and has French doors opening to the garden.

Upstairs, there is a loft access hatch with fitted fold down ladder, and an airing cupboard on the landing, as well as a family bathroom. The principal bedroom features twin built-in wardrobes and a view over the garden, as well as a spacious ensuite bathroom. Bedrooms two and three are also double rooms, both enjoying views of the garden. The single fourth bedroom has a fitted wardrobe.





There is hedging to the front of the house, with an in-and-out driveway providing parking for several cars, which is in addition to the garage.

A gated side access leads through to the carefully nurtured, south-facing garden, which is a particular highlight of this property. Adjoining the rear of the house, is a paved terrace, with a path wending its way down the garden to a lovely summer house/studio, with a selection of small trees and mature planting beyond.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the Midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

SERVICES

We understand that mains gas, electricity, water and drainage are connected.
Gas fired central heating. Double glazed windows.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

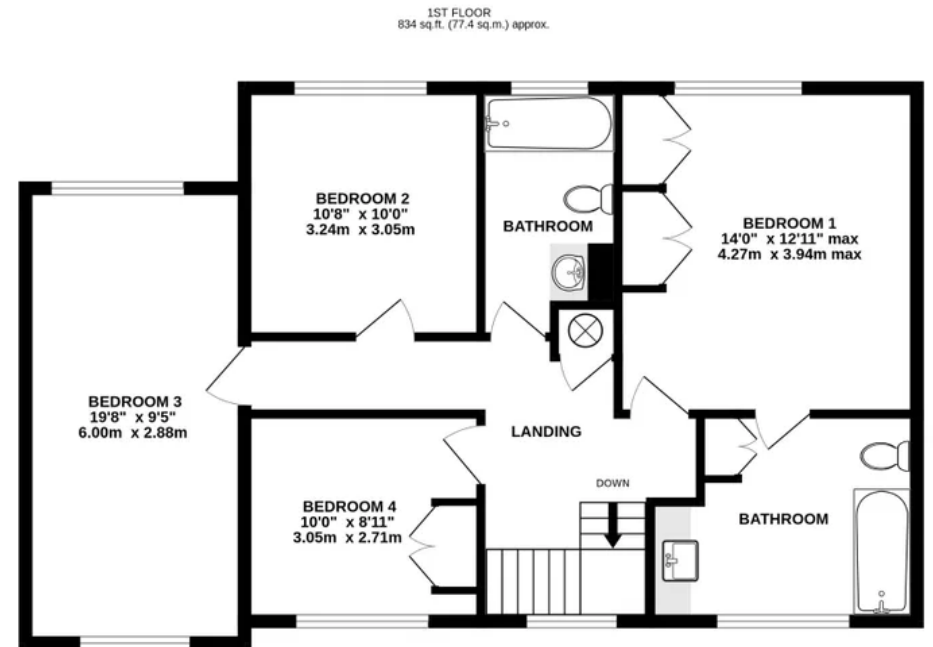
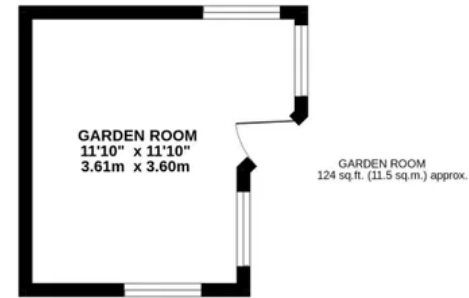
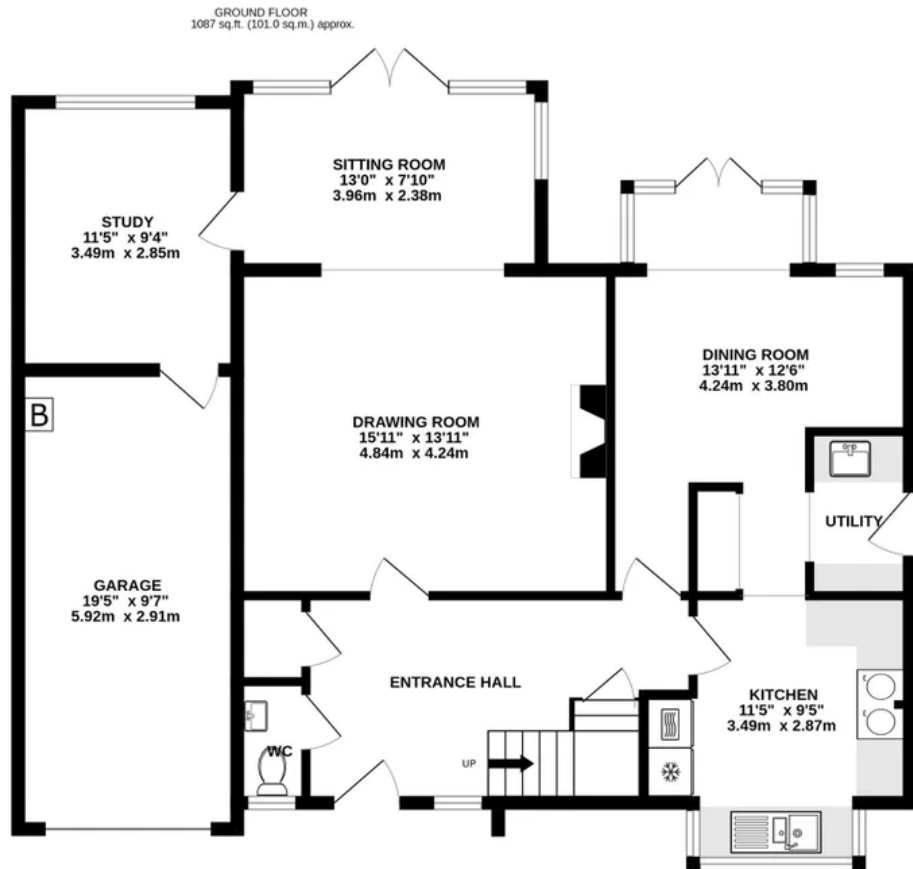
DIRECTIONS

From our office in Broad Street, turn left into East Street and proceed in the direction of Bishops Sutton. At the end of the long terrace on East Street, turn right into Sun Lane. Haig Road is the first road on the right. Amberley House will be found on the left hand side.

What3words: ///incorrect.evolves.hints





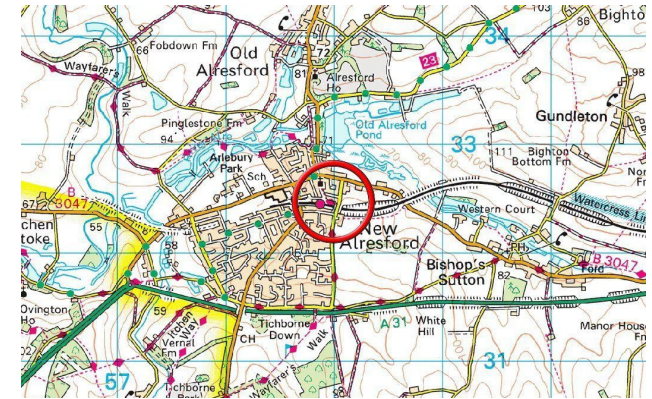


TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hellards Estate Agents
 11 Broad Street, Alresford, Hampshire
 01962 736333
 sales@hellards.co.uk
<https://www.hellards.co.uk/>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.