

Hellards



At home in Alresford

Pelicans, The George Yard

ALRESFORD, HAMPSHIRE, SO24 9EF

Asking Rent £ 3,000 PCM

- Energy Performance Rating Awaited
- Holding Deposit £692.30
- Deposit £3,461.50
- Council Tax Band F
- Convenient Town Centre Location
- Open-Plan Kitchen/Breakfast/Dining Room
- Four Bedrooms and Three Bath/Shower Rooms
- Secluded Walled Garden with Swimming Pool
- Driveway Parking
- Double Garage



Situated just moments from the centre of the town, this individual detached home sits on a private plot with a secluded garden with a swimming pool, excellent parking and a double garage.





Hidden behind a traditional brick wall, double gates open to a beautifully landscaped walled garden, creating a peaceful sanctuary just moments from the shops and facilities available in the town centre.

Inside, the house is bright and welcoming, with south-facing windows, generous room proportions and a natural flow to the layout.

The ground floor accommodation features a sizeable double height entrance hall, spacious sitting room with views over the garden, a well-appointed kitchen/breakfast room with a dining extension, with a feature lantern roof, a utility room and cloakroom.

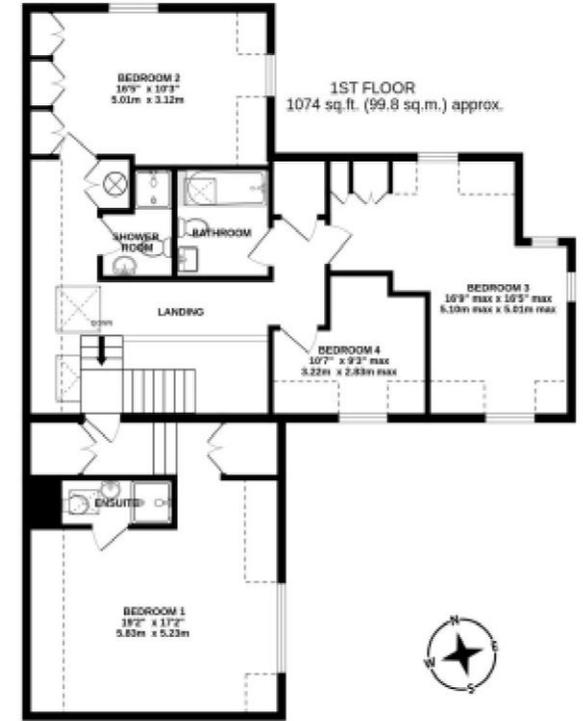
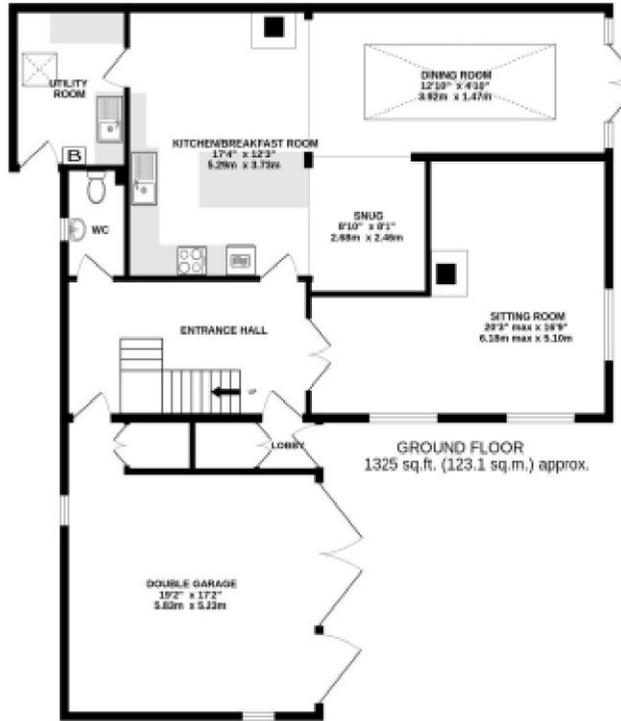
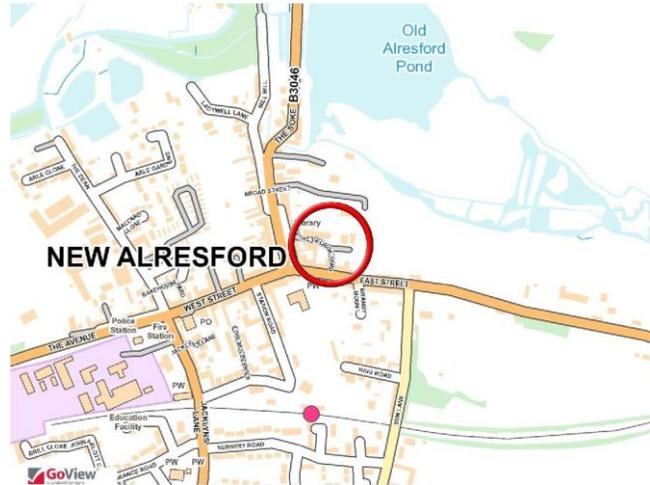
Upstairs, skylight window allow light to flood in to the landing and hall below. The main double bedroom includes an ensuite shower room and built-in storage. Bedrooms 2 and 3 are also double bedrooms, each having built-in wardrobes and views over the garden. Bedroom 4 is a single room, which is currently used as a study. There is a bathroom and a separate shower room off the landing.

The private garden is surrounded by brick and stone walling and features a lovely gazebo seating area, ideally placed for summer dining. There is a neat lawn, with paths, flower and shrub beds, and some steps up to a heated swimming pool. A notable advantage for a town-centre property, the home provides private parking for several vehicles as well as a double garage, offering potential for workshop use.



Superfast broadband is available (source: Ofcom). For mobile reception, please check <https://www.ofcom.org.uk/mobile-coverage-checker>.

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.



TOTAL FLOOR AREA : 2398 sq.ft. (222.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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DIRECTIONS

Pelicans is located off of East Street. A lane to the left of Walkers gents hairdressers leads through to The George Yard. Pelicans will be found directly ahead of you.

Alternatively, from Broad Street, go through the archway to the left of the library into The George Yard. Proceed past the

EPC Awaited

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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.

