



MILL HILL

ALRESFORD



PRIME LOCATION

A charming Edwardian cottage in a fabulous location on a quiet lane in the heart of the desirable market town of Alresford. This period home on Mill Hill is an easy three minute walk to the shops, restaurants and attractions of this pretty town whilst also having delightful walks along the River Arle on its doorstep. Perfect if you are seeking a combination of town and country life – you can go out for a coffee or visit the stalls on market day and then head off for a ramble along green footpaths and river ways.

The house has a storied past; built in 1902 as one of a pair of cottages housing workers in the mill town. Its Edwardian origins give the cottage the benefit of generous ceiling heights as well as period features.

It was recently extended and redecorated by the current owner, transforming it into a bright and comfortable home and making great use of all available space.

Unlike most houses in Alresford which are often on busy roads; this house is located in a spot with minimal passing traffic so you can enjoy your coffee or glass of something chilled in peace and quiet.

23a Mill Hill offers versatile accommodation with a living room, modern kitchen, family room, two double bedrooms, shower room, downstairs cloakroom, store room, loft, courtyard garden and outside store.

Beautifully presented, this lovely cottage is ready to move into and chain free. It would suit a range of buyers, from younger first-timers to downsizing couples looking for a simpler life, or those seeking a rural retreat which is still within reach of a great cappuccino.

Owing to its convenient size and location, its new owners would be able to 'lock up and leave', should they need the flexibility to do so.





WELCOME HOME

Enter through the front door into an entrance hall leading into a good-sized living room with a wood burner in the fireplace for cosy evenings in front of the fire. A lovely space in which to gather with family and friends or just settle down with a book or the latest Netflix series.





RELAX & ENTERTAIN

The recently renovated, bespoke kitchen includes quartz worktops, twin ovens, a gas hob, a large integrated fridge/freezer, dishwasher and washer/drier. There is a generous central island with a breakfast bar. A fitted bench seat provides additional practical storage underneath. Friends and family can sit and chat while supper is prepared.

The family room is wonderfully airy and light, benefiting from bi-fold doors that open up completely to the garden to bring the outside in. Two large skylight windows are programmed to open and close automatically, depending on the weather, and help to keep the house at a comfortable temperature. There is plenty of space for a dining table and a couple of comfortable armchairs where you can relax with a cup of tea and the morning paper. A discreet and convenient downstairs loo completes the ground floor.

The kitchen flows through to the adjoining family room in the new extension.







BEDTIME BECKONS

Head upstairs, and the principal bedroom is a good size with high quality, fitted wardrobes providing lots of storage. There is a quiet nook that makes an ideal study for working from home or a make-up area with lots of natural light.

The second bedroom is a charming double with a view out over the garden and has a built-in wardrobe, cleverly making the best use of space.

Both bedrooms are served by the refurbished shower room which is fresh and modern.

Off the upstairs landing, there is also a useful walk-in cupboard which is ideal for storing sheets, towels, luggage etc. In addition there is a generous boarded and insulated loft with a convenient pull-down ladder.





COURTYARD GARDEN

The bifold doors fold back onto an attractive courtyard garden; perfect for BBQ's and outdoor dining. A lovely west-facing sun trap in summer and a wonderful private retreat for relaxing or entertaining.

The garden has been designed to be low maintenance, with a built-in watering system.

An exterior store room provides useful additional storage space for garden tools and equipment.

There is separate access to the rear garden using a right of way through the neighbour's parking area. The current owners park directly outside the house, using an informal resident parking system.



LOVE WHERE YOU LIVE

Mill Hill is an easy stroll from all the attractions of the picturesque Georgian town of Alresford; a wonderful stepping-stone location to move to from London or another big city. For those moving from a rural area, it offers all the entertainment and conveniences of a town but still benefits from direct access to wonderful country walks or running routes straight from home.

Within walking distance, you'll find a deli, greengrocer, fishmonger, butcher, a large Co-op, and a Tesco Express, as well as a local dentist, doctor and optician. There is a choice of numerous dining options and coffee shops plus a range of independent shops, from hardware stores to interior design, gift and fashion stores.

Beautiful countryside abounds, with the protected South Downs National Park on your doorstep and the chalk stream River Itchen starting from Alresford.

There are numerous walks within and close to Alresford. Longer walks include the Pilgrims' Way, Winchester to Canterbury Cathedral (120 miles), St Swithun's Way, Winchester to Farnham (35 miles) and the Itchen Way.

It is a great cycling area; Alresford is situated on several long distance cycle routes: the South Downs Way, Winchester to Eastbourne (100 miles) and King Alfred's Way, Winchester to Oxford, Salisbury and back (220 miles).

Nearby Arlebury Park offers a variety of sports facilities, including football pitches, tennis courts and a popular café.

There are a number of churches offering an inclusive community. The Watercress Line is always popular, running from Alresford to Alton.

Nearby schools include the well-regarded Sun Hill Infant School and Perins Secondary School (both Ofsted rated 'Good'). Sixth Form options include Alton College and Peter Symonds College in Winchester.



Many excellent private school options are nearby, including Twyford Prep School, Winchester College, St Swithun's School, Alton School, Pilgrims, Bedales and Lord Wandsworth College.

Winchester station (trains to London Waterloo in 1 hour) is just 15 minutes drive away, and other options include Alton station (65 mins) and Micheldever station (63 minutes), both are 19 minutes away.

There is a fast, regular bus service to and from Central Winchester (20 mins). Southampton Airport is less than 30 minutes drive away.

FLOORPLANS

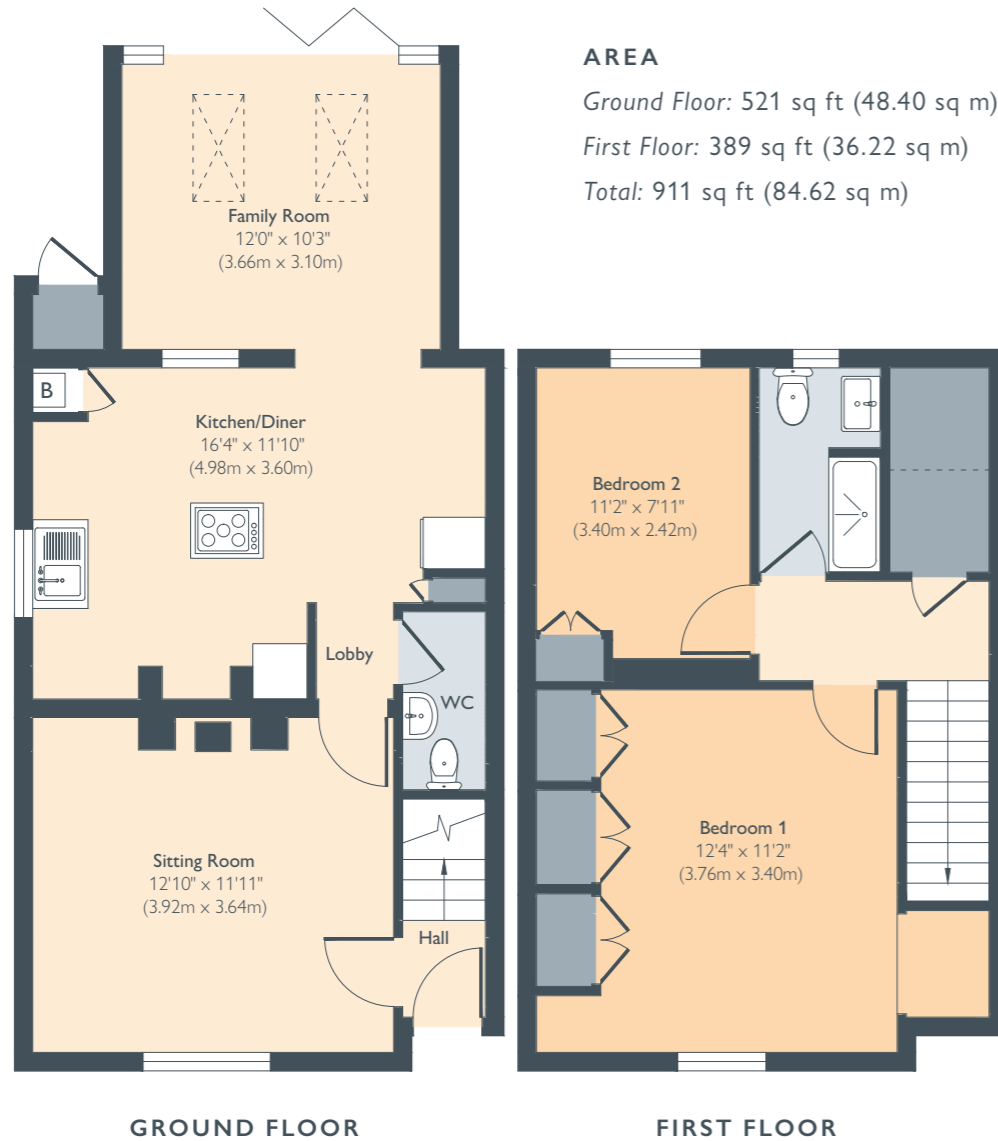


Illustration for identification purposes only, measurements are approximate and not to scale.

FINER DETAILS

OVERVIEW

- Attractive, Edwardian semi-detached cottage with high ceilings
- Sitting room with a wood burner
- Quality fitted kitchen with quartz worktops
- Family room with bi-fold doors to the garden
- Two double bedrooms
- Shower room
- Downstairs cloakroom
- Pretty courtyard garden
- Garden storage
- Circa 900 sq ft

SERVICES & FEATURES

- Mains power, gas, water and drainage
- New boiler installed in 2019
- Fibre internet available with 67 MB speed (BT)
- Double-glazed windows throughout
- Wood burner in the sitting room
- Automatic skylight windows in family room
- High ceilings
- Boarded, insulated loft
- Council Tax Band E
- Freehold

IN THE AREA

- Three minutes walk to Alresford's extensive facilities and shops
- Plentiful choice of local cafés and restaurants
- Close to a range of good local schools
- Outstanding countryside walks and bike routes straight from the house
- Excellent road links via A31 to A3 and M3
- Regular bus service to Winchester and Alton
- 15 minute drive to Winchester station or 19 minutes to Alton or Micheldever stations (trains to London Waterloo from one hour)

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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