



FERNDALE HOUSE

POUND HILL • ALRESFORD • HAMPSHIRE • SO24 9BP





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A LANDMARK GRADE II LISTED 5 BEDROOM PERIOD HOME SET AT THE HEART OF THIS THRIVING GEORGIAN MARKET TOWN WITH GOOD ACCOMMODATION AND CHARMING PART WALLED GARDENS

ACCOMMODATION

Entrance hall / Snug • Drawing room • Dining room / Family room • Kitchen / Breakfast room
Orangery • 3 first floor bedrooms, 1 en suite • Family bathroom • 2 second floor bedrooms, 1 en suite

Garden store • Cellar • Gardens



Savills Winchester
1 Jewry Street, Winchester,
SO23 8RZ
gmuddle@savills.com
01962 841 842



SITUATION

Ferndale house sits within its part walled grounds at the center of Alresford. This beautiful Georgian town is known for its variety of independent shops, restaurants and inns and is located in stunning surroundings on the edge of the South Downs National Park. There are the fantastic educational facilities including Sunhill Primary School and Perins Secondary School which are both located in the area. There are several churches and an active and inclusive community which makes Alresford a real destination. For a more comprehensive range of amenities the cathedral city of Winchester is about 7 miles away, road and rail connections are good, with access to the M3 motorway at junction 9 about 7 miles distant and Winchester mainline railway station with fast trains to London Waterloo (about 59 mins) and Southampton (about 20 mins).

DESCRIPTION

Ferndale House is Grade II listed with classic Georgian features which in many places enclose a much older building. It has undergone significant refurbishment by the current owners, resulting in some particularly attractive accommodation. At the heart of the house is a carefully designed custom built kitchen/breakfast room with beautiful granite work surfaces and generous storage, including a walk-in pantry and an Aga. The breakfast bar area has a pretty outlook through the bay windows over the walled kitchen garden, whilst the French doors opposite lead into the orangery, which is currently configured as an informal dining room, and enjoys an outlook over the terrace and the lovely gardens beyond. There is a cosy dining room off the kitchen which is used for more formal occasions, or as a family room. A glazed door leads from the orangery through to a central snug with a large fireplace, which has a wood burning stove. Book shelves have been built in the recess between the chimney and the outside wall. As in most of the rest of the house, oak floors and ceiling timbers give this room some great character. The formal

drawing room is well-balanced, with a central open fireplace and pleasing handmade cupboards to each side of it. There is a generous Georgian window and French windows onto the terrace.

The bedroom accommodation is equally well presented and is very much in keeping with the ground floor.

The master bedroom is classically proportioned with elegant Georgian windows and a central fireplace which has custom built, full length, cupboards to each side. There is an elegant family bathroom opposite this room. The other two bedrooms on this floor are charming, one timbered and one wood-panelled, the latter with an en suite bathroom. On the second floor there are two further bedrooms, one of which has an en suite bathroom.

This lovely home has been sympathetically restored and its tasteful decoration and furnishings contribute to its particularly welcoming atmosphere.



OUTSIDE

A driveway accessed off Jacklyns Lane provides parking for numerous vehicles, and the front gardens have been imaginatively planted and sit behind a high wall, offering a good degree of privacy. The more formal gardens lie to the side and rear of the property and include a rear terrace which adjoins the orangery and drawing room, making for a particularly useful entertaining space. From here the gardens stretch out and are principally laid to lawn with varied planting, and run round to the side and front of the property, where there is plenty of space for recreation.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating.

OUTGOINGS

Council Tax: Band G.

LOCAL AUTHORITY

Winchester City Council.

POSTCODE

SO24 9BP

DIRECTIONS

Head west from Winchester along the A31 towards Alresford, and at the roundabout take the 1st left signposted Alresford, driving past Alrebury Park on the left. Continue along, and as you head down Pound Hill take the turning right into Jacklyns Lane, and the driveway will be found immediately along on the right-hand side.

VIEWING

Strictly by appointment with Savills.

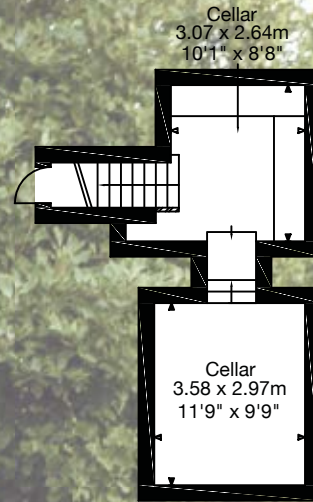


Ferndale House,
Pound Lane,
Alesford, SO24 9BP

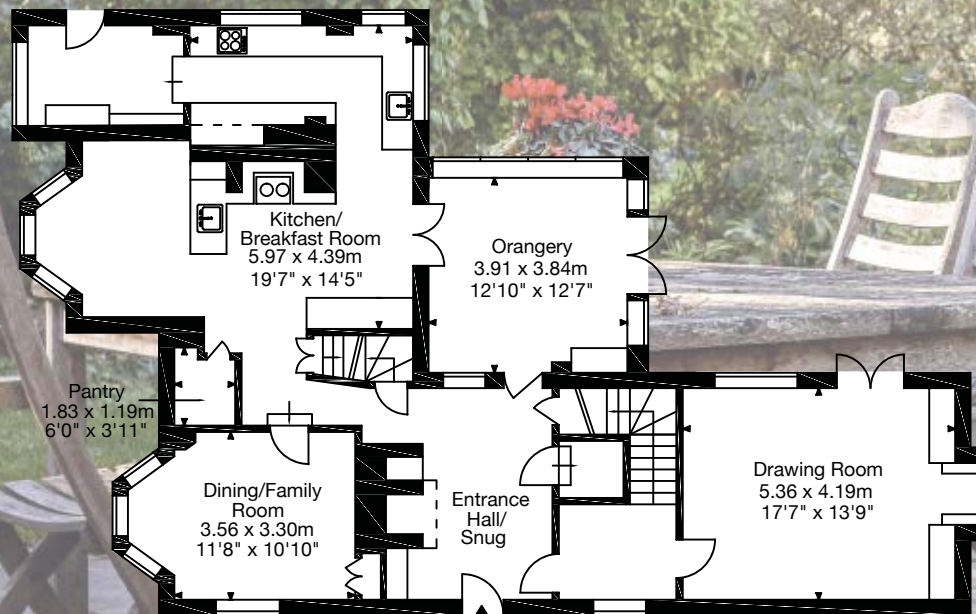
Approx. Gross Internal Area
3081 Sq Ft - 286 Sq M

Cellars

Approx. Gross Internal Area
241 Sq Ft - 22 Sq M



Second Floor



Ground Floor



First Floor

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