



A superb ground floor apartment

Flat 4, Arlebury Park House, Alresford, Hampshire, SO24 9ER

Share of Freehold



Entrance hall • Kitchen • Sitting/dining room
• Principal bedroom with en suite • Second
bedroom • Bathroom • EPC = C

Situation

Arlebury Park House is conveniently located close to the town centre and has wonderful views across the Arle Valley, with the headwaters of the Itchen to the north. The Georgian market town of Alresford offers a comprehensive range of shopping facilities to suit day to day needs and has a very attractive Georgian main street. The surrounding countryside caters for rural pursuits such as riding and walking, with sailing on the Solent and gliding at Lasham easily accessible.

The city of Winchester is approximately 8 miles away and offers a wider range of facilities together with a main line railway station link to London Waterloo, approximately 50 minutes. Basingstoke lies approximately 15 miles to the north.

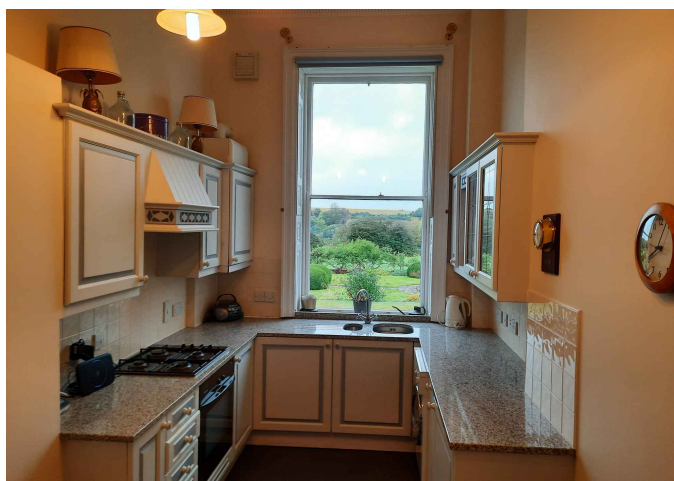
Alresford is famous for its watercress beds and its railway link, the Watercress line, is a well-known tourist attraction with steam trains running to Alton, which offers another connection through on the main line rail service to London. A regular fast train service runs from Basingstoke to London Waterloo with a journey time of approximately 45 minutes.

There is a good selection of state and private schools in the area, including Perrins Community Sports College in Alresford, and Preston Candover Primary School. Winchester offers a wider range of both state and private schools, including Winchester College and St Swithin's School for Girls.

Description

Arlebury Park House was commissioned by the Harris family and was constructed in 1774 in an attractive 'Italianate' mansion style. It was divided into eight apartments after the Second World War and in the mid 1990s it was developed by the M25 Group and remodelled to provide eleven prestigious apartments, with the driveway being revised to come in through the front of the parkland to the main house.

This fine apartment is located on the ground floor and comes with impressive accommodation of generous proportions.





The principal drawing/dining room with its high ceilings, central fireplace and large bay window affording attractive views over the grounds and surrounding countryside is a great space for formal entertaining as well as everyday living, a truly impressive living space with great detailing reflecting its period origins. A kitchen comes with range of floor and wall mounted units. There are two bedrooms, one with en suite shower room and the other serviced by a family bathroom.

Tenure

The property comes with the benefit of a share in the freehold with the unexpired lease term being 982 years. The service charges are: £5,148 p.a.

Services

All mains services connected

Outgoings

Council Tax Band G

Local Authority

Winchester City Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

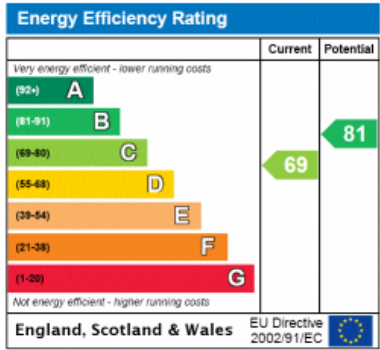


Approximate Area = 120.1 sq m / 1293 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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