



**A charming, converted barn right in the heart of Alresford.
An ideal investment property or holiday let.**

**The barn sits separately behind the cottage at 27 West Street, Alresford. Under the same ownership, both properties are being marketed for sale with Prado. A separate dwelling, the barn could be treated as an “annexe” to 27 West Street providing independent living for family/grandparents, the opportunity to run a business from home or create additional income. Details available on request.*

Price Guide £330,000



A former barn that has been beautifully converted by an architect, 2 The Granary has a modern feel yet retains all the charm of its listed status. It is a perfectly packaged two-bedroom property that offers a wealth of opportunity with how it can be used.

The front door opens into a small hallway where you'll find a very useful cloakroom/utility room and stairs to the first floor. The door ahead takes you into the open plan living/kitchen/dining room. It's a lovely light, bright space with underfloor heating and lots of oak beams.



Upstairs the main bedroom is a lovely size, feeling even more spacious thanks to being in the eaves. There's a lovely large window & a fitted wardrobe. The second bedroom is smaller but still characterful with its oak beams. The bathroom completes the accommodation.

Outside there is a small private gravelled area where you could easily have a bistro chair & tables or garden bench.





The Location:

The barn sits in the heart of Alresford. A bustling market town, you can enjoy everything a town centre lifestyle has to offer yet with all the trimmings of life in the country.

For day-to-day life you can hang up your car keys because on your doorstep you have everything you need from essential amenities to stylish independent shops, a variety of cafés to get your daily flat white and restaurants and pubs to suit all tastes for brunch, lunch & dinner. You really are spoilt for choice!

For those with younger children excellent nursery, pre-school, primary and secondary education provision are also all within walking distance.

There's plenty of opportunity either on foot or two wheels to enjoy the surrounding stunning Hampshire countryside and if a day on the fairway is your thing, then you'll be pleased to hear Alresford has a popular 18-hole golf course.

To take you further afield, Alresford is well-connected to major roads whether you're looking to head north or south. Winchester is just a 15-minute drive away where there are yet more amenities, shops & leisure opportunities. Bus routes through Alresford provide regular transport to the surrounding villages and towns like Winchester and Alton, whilst for the commuters the 3 mainline stations of Winchester, only a 15-minute drive and Basingstoke, Alton and Petersfield which are both approximately 20 - 25 minutes' drive away connecting you to London in approximately one hour. Last but not least, both Southampton and Bournemouth airport can all be reached in under an hour.

The Finer Detail:

Living/Dining/Kitchen: 5.51m x 4.51m / 18'1" x 14'8"

Bedroom One: 4.03m x 3.16m / 13'2" x 10'4"

Bedroom Two: 3.96m x 2.29m / 12'9" x 7'5"





Would you like to know more? We would love to hear from you. So, pick up the phone or drop us an email and we'll book in a viewing and show you around! **Call: 01962 734727 or email: contact@pradoestateagents.com**

***For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.*

