



LADYCROFT FARM

Ladycroft, Alresford, Hampshire, SO24 0QP

Carter Jonas

LADYCROFT FARM, LADYCROFT, ALRESFORD, HAMPSHIRE, SO24 0QP

- 3 bedrooms
- 2 reception rooms
- Bathroom
- Kitchen
- Utility
- Outbuilding

DESCRIPTION

Ladycroft Farm comprises an attractive brick and flint former farm cottage, in need of complete refurbishment.

The cottage is constructed of brick and flint elevations under a tiled roof with a later single storey brick extension. The views over the road to the east are of farmland with areas of garden to the side and rear.

The cottage is currently in a complete state of disrepair internally and it requires total refurbishment but offers the opportunity to create a very appealing cottage in a superb setting close to Alresford.

The cottage is available with just its immediate garden, however there is the opportunity to purchase an additional 7.3 acres of land with barn, garage and stables. This land is subject to an overage clause, and has a bridlepath bisecting the land.

**A VERY RARE OPPORTUNITY TO PURCHASE A PERIOD COTTAGE FOR
COMPLETE RENOVATION ON THE OUTSKIRTS OF ALRESFORD**



LOCATION

Ladycroft Farm lies on the western edge of Alresford on the Tichborne Road, about 6 miles away from Winchester. Alresford is an attractive and popular Georgian market town which has in the past been voted as Country Life's favourite market town in the south east and is renowned for its food, antiques and craft shops.

There are good schools close by including a primary at Cheriton and numerous independent schools including Pilgrim's, Twyford and Prince's Mead Preparatory Schools, Winchester College, St Swithun's, King Edward's, Perrins and Bedales.

Good train services to London are within easy reach at Alton, Winchester and Petersfield.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

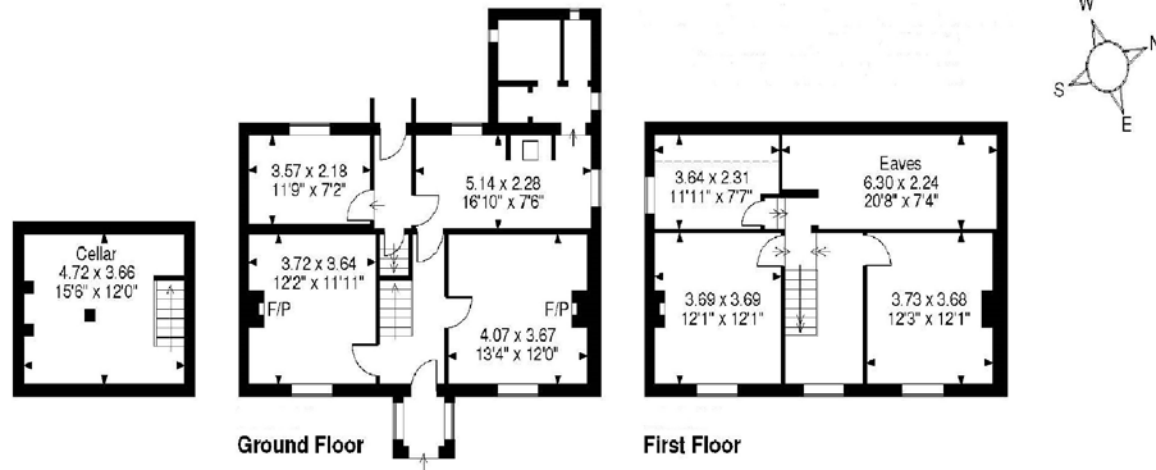
Local Authority: Winchester City Council. Council Tax Band: TBC.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

Agents Notes: The current owners have prepared plans for extensions and modernisation, and sought planning advice from the local authority. They have indicated at this time they would consider up to 235.2 sq. m (2532 sq. ft.) Any interested parties should seek independent advice prior to legal commitment.



Ladycroft Farmhouse, Alresford
Approximate Gross Internal Area
Main House = 1,390 sq ft / 129 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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