



LADYCROFT FARM

Ladycroft, Alresford, Hampshire, SO24 0QP

Carter Jonas

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

- 2 Bedrooms
- 2 Reception rooms
- Bathroom
- Kitchen
- Utility
- Outbuilding
- Situated on approx 0.3 of an acre
- EPC rating G

DESCRIPTION

Ladycroft Farm presents a charming brick and flint former farm cottage, offering a rare opportunity for full restoration. Set beneath a tiled roof, the property features traditional brick and flint elevations, along with a later single-storey brick extension. To the east, the cottage enjoys rural views across open farmland, while gardens lie to the side and rear of the house. Internally, the cottage is in a dilapidated state and requires comprehensive refurbishment. However, it offers significant potential to be transformed into an attractive country home in a sought-after location just outside Alresford.

The property is situated on approx 0.3 of an acre and offers an immediate garden. This land includes garage.

The former owners had developed preliminary plans for extending and modernising the property and have consulted with the local planning authority. Indicative plans suggest a total footprint of up to 235.2 sq. m (2,532 sq. ft.). Prospective buyers are advised to obtain independent professional advice before proceeding with any legal or planning matters.

A RARE OPPORTUNITY TO RESTORE A CHARMING BRICK AND FLINT COTTAGE IN A PEACEFUL RURAL SETTING NEAR ALRESFORD. LADYCROFT FARM OFFERS ENDLESS POTENTIAL IN A TRULY IDYLIC LOCATION.



LOCATION

Ladycroft Farm is situated on the western edge of Alresford along Tichborne Road, approximately 6 miles from Winchester. Alresford is a picturesque and highly desirable Georgian market town, once named Country Life's favourite market town in the South East. It is well known for its food culture, antique shops, and artisan boutiques. Excellent educational options are available nearby, including Cheriton Primary School and a range of respected independent schools such as The Pilgrims' School, Twyford, Prince's Mead, Winchester College, St Swithun's, King Edward's, Perins, and Bedales. Rail links to London are conveniently accessible from nearby stations in Alton, Winchester, and Petersfield.

Agents notes:

Please be advised the particulars are subject to a new approved land registry title and the addition certain covenants.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

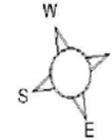
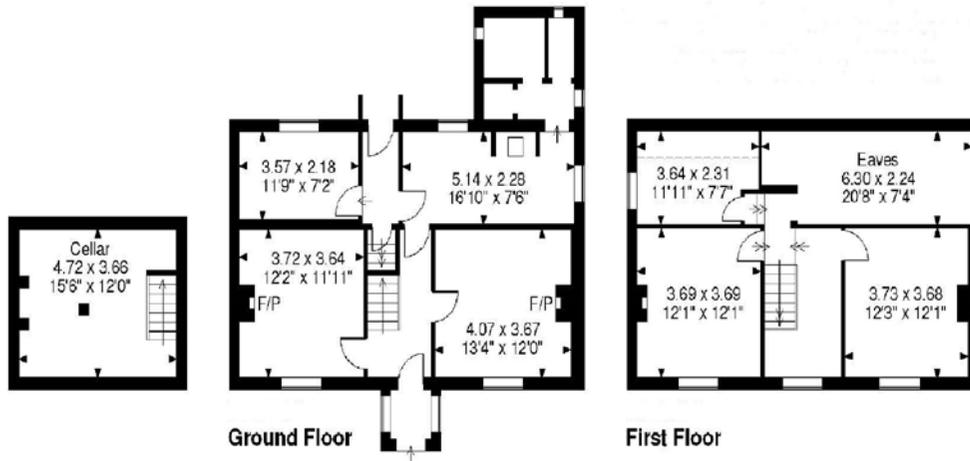
Local Authority: Winchester City Council

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

Viewings: Strictly by appointment with Carter Jonas.



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
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8272755/DWL



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	

Office 01962 842742
 winchester@carterjonas.co.uk
 9a Jewry Street, Winchester, Hampshire. SO23 8RZ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.