



## **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

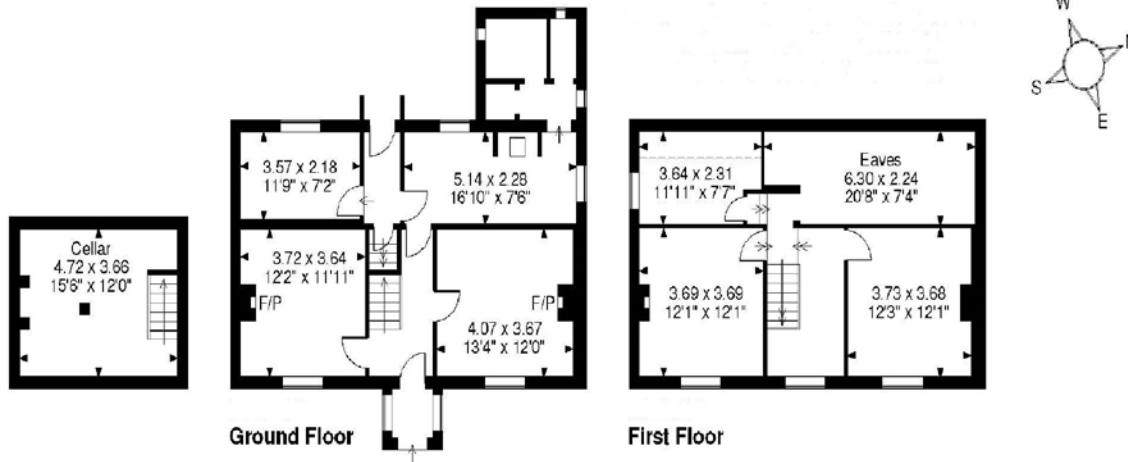
**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		42
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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**IMPORTANT INFORMATION**

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