



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# LE MEN DU | ALRESFORD | HAMPSHIRE

Guide Price £1,950,000

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## *Stunning, Contemporary Design*

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Le Men Du is an exquisite example of German Huf Haus architecture, known for its stunning, contemporary design, sustainable construction and true craftsmanship. Privately situated and built by the current owners in 2012 on the edge of the beautiful Georgian market town of Alresford.

Haus post and beam architecture combined with full glazing provides a visual gateway to nature, creating a unique daily experience of light, calmness and tranquillity. This beautiful home has been built to a high specification with floor to ceiling glass and fully glazed gables which flood the living spaces with light, creating a sense of openness, freedom and a seamless connection between the interior and the natural world. The incorporation of eco-friendly technologies like triple glazing (with electric blinds), a ground source heat pump and energy-efficient insulation aligns with the emphasis on sustainability and cost efficiency.

One of the many highlights of this magnificent home is the sitting/dining/family room which enjoys south and east-facing views over the garden with access to the terrace, ideal for entertaining and luxury living. A focal point being the stylish, modern wood burner, and the ceilings are part-vaulted inviting even more light filled space. There is a stylish and lavish kitchen with Miele fitted appliances, Grohe filter tap and a sleek central island with bar seating. The ground floor continues with a self-contained functional study, useful large plant/utility room and a cloakroom.

The first floor is beautifully presented with a spacious principal bedroom and a modern ensuite shower room, access to the west-facing balcony with breath-taking panoramic views of the sweeping countryside and water meadows. There are three further impressive double bedrooms (all with access to a balcony) and a stylish family bathroom.

### **OUTSIDE**

This spectacular house is approached via electric wooden gates that take you into a long, hedge lined gravel drive with a large parking area. Overlooking the beautiful water meadows of the River Arle to the front of the house, the property enjoys a substantial, sunny aspect stone terrace to the rear, perfect for outdoor living and entertaining. Stairs rise to an expansive, established lawn area.



## LOCATION

The house is located off Drove Lane in Alresford, a well known Georgian market town with a range of boutique shops and restaurants. Independent schools in the area include Prince's Mead, Twyford, The Pilgrims' School, St Swithun's and Winchester College. Recreational facilities include Alresford Golf Club, tennis courts and a rugby club at the Arlebury Park Recreation Ground. There is chalk stream fishing on the Rivers Itchen and Test, and the south coast is famed for its sailing.

Only 7 miles from the historic town of Winchester, offering a wide range of shops, restaurants, a theatre and cinema as well as a comprehensive calendar of cultural and food festivals. Steeped in history, Winchester is England's ancient Capital City and former seat of King Alfred the Great. This vibrant and delightful City seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions which includes the wonderful Cathedral.

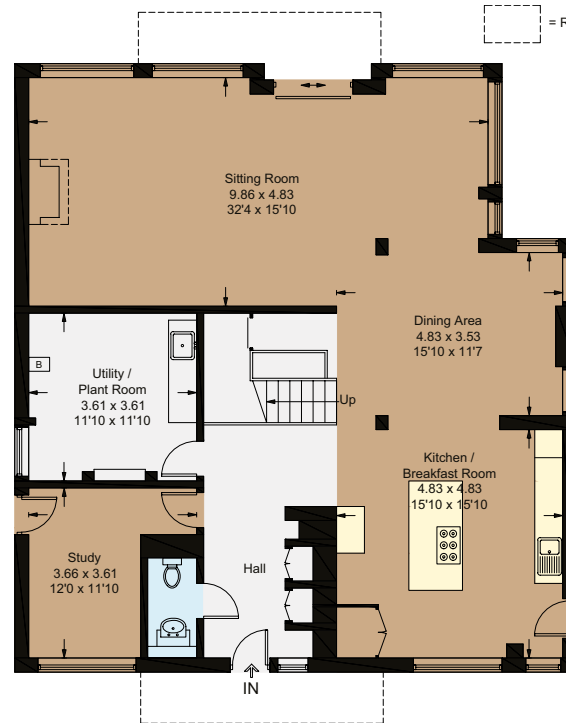
## KEY INFORMATION

- Contemporary and stylish Huf Haus
- High specification
- Extensive sitting/dining/family room
- Stunning kitchen
- Four double bedrooms
- Spectacular views overlooking water meadows of the River Arie
- Underfloor heating, triple glazed, ground source heat pump
- Large driveway parking for several cars
- Beautiful spacious terrace and gardens
- Close to the pretty market town of Alresford

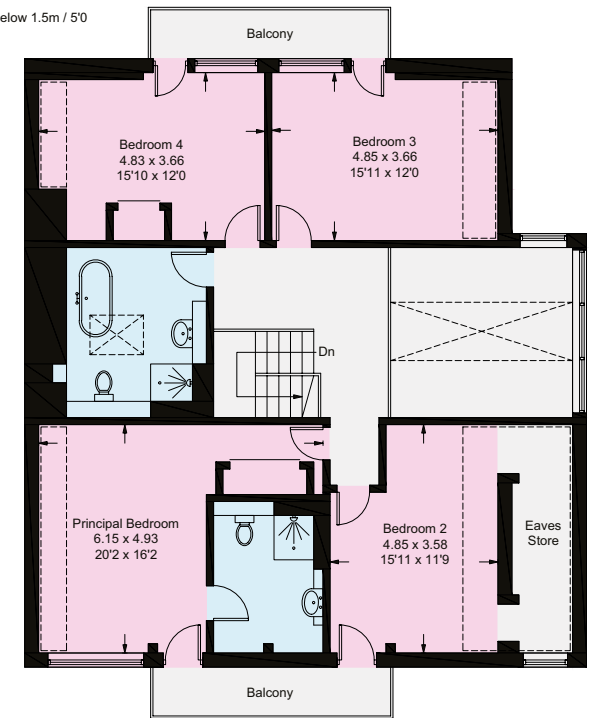
## Approximate Gross Internal Floor Area 257.0 sq m / 2766 sq ft (Including Eaves Storage/Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas



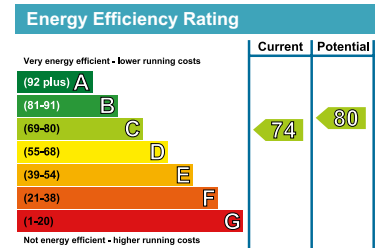
Ground Floor



First Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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## PROPERTY INFORMATION

**Tenure** – Freehold

**Local Authority** – Winchester City Council

**Council Tax** – Band G

**EPC** – Rated C

Winchester, Hampshire | t.01962 678478 | m.07572 511114

e.toby@tobygullick.com | www.tobygullick.com