



At home in Alresford

51 Oak Hill

ALRESFORD, HAMPSHIRE, SO24 9JZ

Asking Price £499,950

- A Well Designed Modern Home
- Overlooking Benenden Green and Close to Schools
- Beautifully Presented Throughout
- Spacious Open Planned Kitchen/Dining Room
- Bright and Airy Sitting Room / Garden Room
- Manageable South Facing Rear Garden

A beautifully extended and modernised home, set in a lovely position overlooking Benenden Green. The downstairs layout has been altered to create an excellent open-plan kitchen/dining room, as well as a family/garden room addition. Upstairs, there are three double bedrooms and two bath/shower rooms. The houses in this area are particularly popular with young families due to its proximity to Sun Hill Infant and Junior Schools, and Perins Secondary School. The town centre is about a 12-15 minute walk away.

The house is approached from the driveway with the front door opening into the stunning open-plan kitchen/dining room, which spans the front of the house. The recently installed kitchen features quartz worktops, an inset 1 1/2 bowl sink, an island unit with breakfast bar, a range cooker and extractor hood, and an area for a table and chairs. The L-shaped sitting room features a fireplace and opens up into a garden/family room extension, which has Velux windows and French doors to the garden.





Stairs lead up to the landing, where there is an airing cupboard housing the hot water tank, and a hatch allowing access to the loft. Bedroom one overlooks the green and has its own en-suite shower room. The second and third bedrooms have windows overlooking the garden. The family bathroom is at the front of the house.

Outside, to the front of the house there is driveway parking for one car, a small lawn and a tree. A gate to the side of the house leads through to the pretty rear garden, where there is a paved terrace adjoining the rear of the house with steps up to the main garden which is laid to lawn, with a garden shed.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

SERVICES

We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council

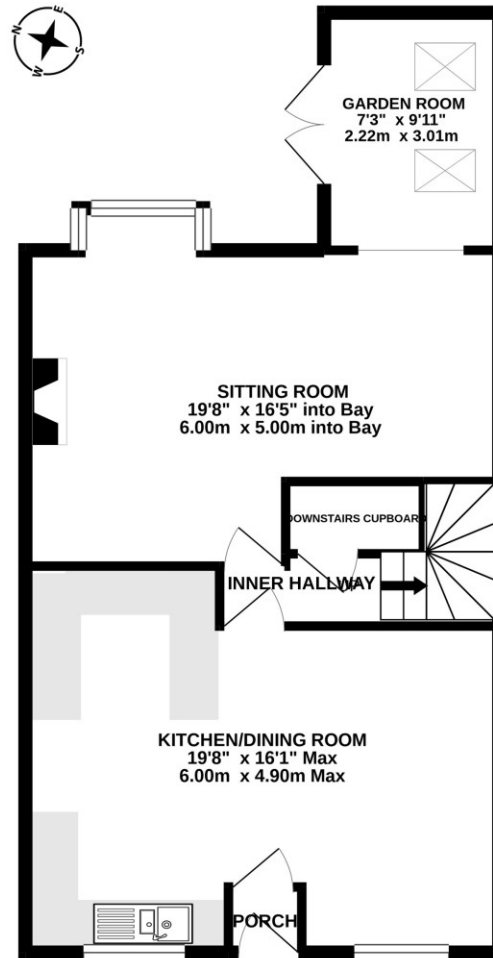
Council Tax Band: E



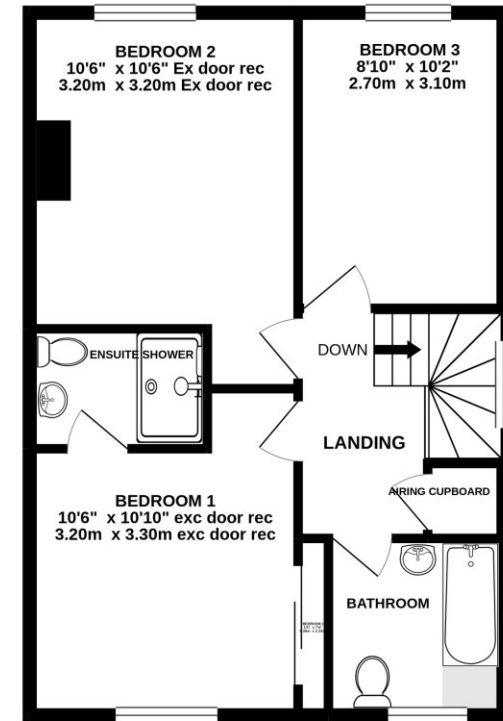
DIRECTIONS

From our office in the centre of the town head down West Street (in the direction of Winchester). At the bottom of West Street turn left into Jacklyns Lane. Proceed along going under the bridge, then up the hill and at the brow of the hill turn left into Elm Road. Proceed ahead and at the end turn right into Oak Hill, follow the road as it bears to the right. No.51 will be found after the bend on the left.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

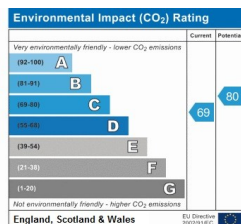
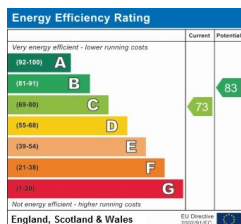


1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.