


Hellards



At home in Alresford

13 Oak Hill,

ALRESFORD, HAMPSHIRE, SO24 9JZ

Guide Price £535,000

- Detached Bungalow
- Cul-de-Sac Location
- 3 Bedrooms & Bath/Shower Room
- Well Presented Throughout
- Driveway Parking and Detached Garage
- Attractive Rear Garden and Conservatory

A superb three bedroom detached bungalow with garage and driveway parking, set on a beautiful and well-established corner plot within the popular Oak Hill area. The property has been tastefully modernised and is presented in immaculate condition throughout.

Enter the property via the spacious hallway, where there is excellent built-in storage. Directly in front is the generous sized, sunny aspect sitting room. At the far end of the hallway is the kitchen with integrated appliances, Velux rooflight windows and high gloss cupboards and drawers in grey. The kitchen, bathroom and conservatory benefits from underfloor heating, and has French doors leading out to the garden.

The main double bedroom features a range of wardrobes and a box window overlooking the garden. Bedroom 2 is also a double room, with dual aspect windows. Bedroom 3 is a single bedroom with a free-standing wardrobe in a recess. The bathroom is well-presented with a rooflight window, separate bath and walk-in shower.





Outside, the property is set on a beautiful and well-established corner plot. There is a paved terrace accessed from the conservatory, with steps down to the lawned garden, with mature shrub and plant borders. The detached garage has an up-and-over door, personal door to the garden, and driveway parking to the front.

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. 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 mains water, gas, electricity and mains drainage are all connected.

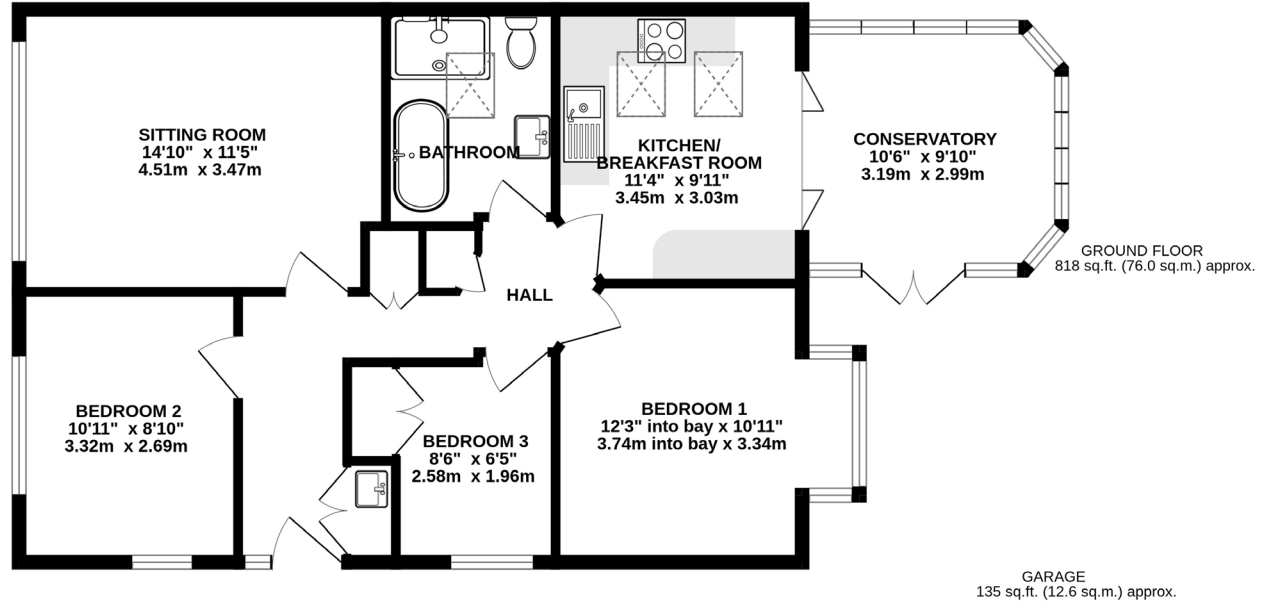
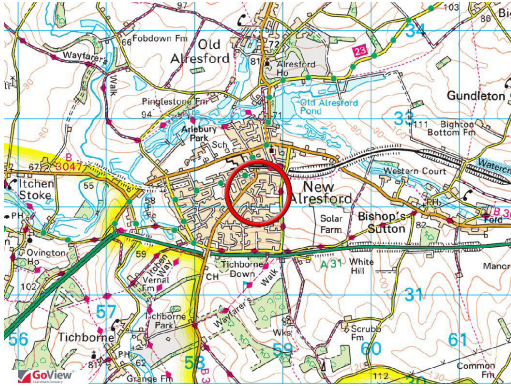
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D

DIRECTIONS

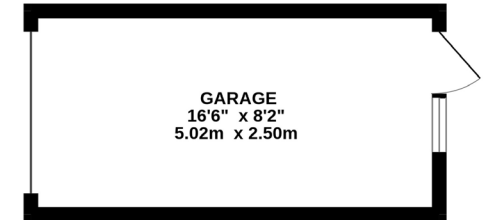
From our office in the centre of the town, head down West Street (in the direction of Winchester). At the bottom of West Street turn left into Jacklyns Lane. Proceed along, going under the bridge, then up the hill and at the brow of the hill turn left into Elm Road. Proceed ahead and at the end turn left into Oak Hill. No. 13 will be found a little way along on the left hand side.





TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

