



Oak Hill, Alresford

At home in Hampshire


Hellards

25 Oak Hill

ALRESFORD, HAMPSHIRE, SO24 9JZ

Guide Price £545,000

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Beautiful Rear Garden
- Large, Light Sitting Room
- Generous Kitchen/Breakfast Room
- Garage & Driveway Parking
- Alresford Town Location - Highly Convenient

Situated on a sought-after road and enjoying an elevated position, this spacious and beautifully maintained two-bedroom bungalow is offered for sale with no onward chain.

The property is entered via a useful porch, leading into a welcoming entrance hall with two storage cupboards perfect for coats and shoes. The generously proportioned sitting room is filled with natural light and features a charming fireplace, creating a warm and inviting space to relax. The modern kitchen/dining room has been refitted in recent years and boasts integrated appliances, wooden work surfaces, and ample storage. It opens into a lovely conservatory with a solid roof—ideal for year-round enjoyment and for taking in views of the attractive garden.

The main bedroom benefits from a large window and extensive fitted wardrobes, while the second bedroom enjoys pleasant views over the rear garden as well as fitted wardrobes. A contemporary refitted shower room and a separate cloakroom complete the well-laid-out accommodation.





The gardens are a real highlight of the property, thoughtfully landscaped and terraced. A rear terrace wraps around the house, providing access to the garage and pathways to either side—one leading to a garden shed and the other to the front of the property. The garden is richly planted with a variety of shrubs, perennials, and roses, with a raised patio at the rear offering a delightful seating area beneath a wooden arch adorned with climbing plants.

Other benefits include a spacious loft ideal for storage.

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

Mains water, drainage, electricity and gas

COUNCIL TAX BAND

Winchester County Council

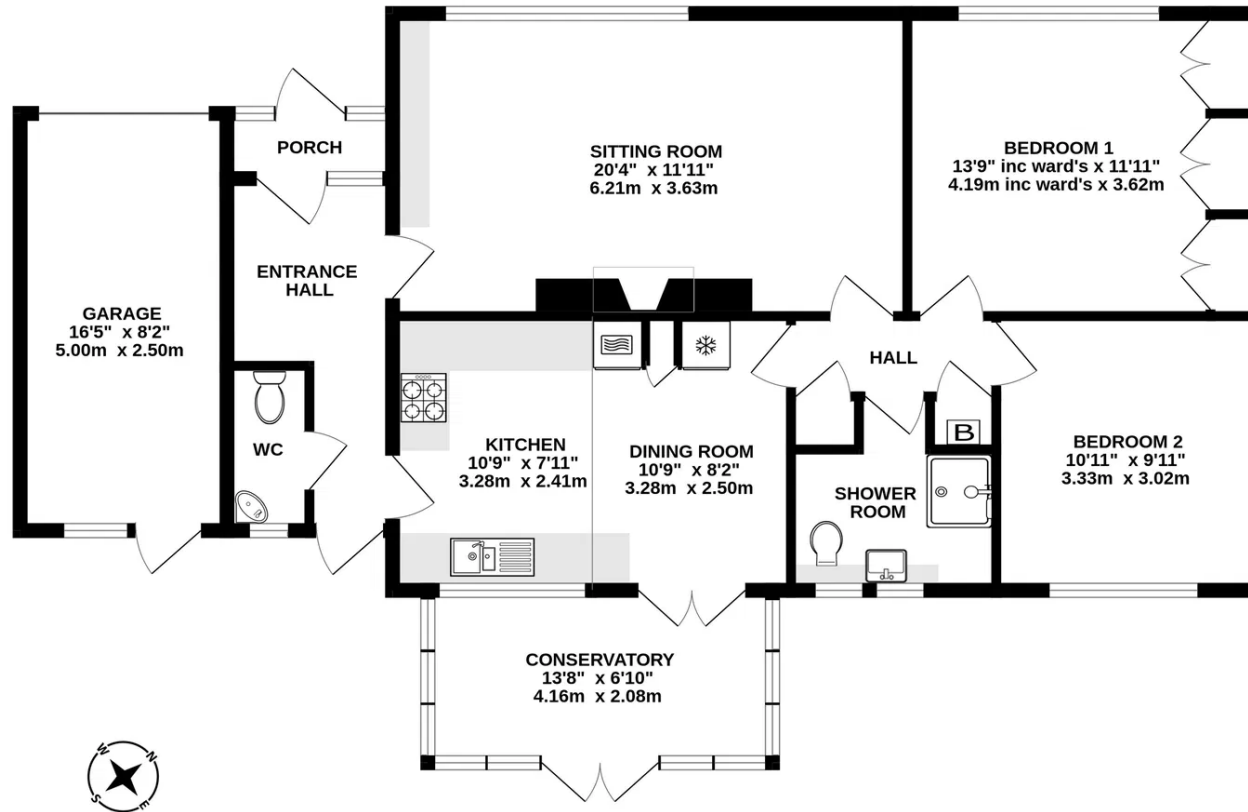
Council Tax Band: D

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. 25 Oak Hill is three houses after the turning to Meadow Close on the right.

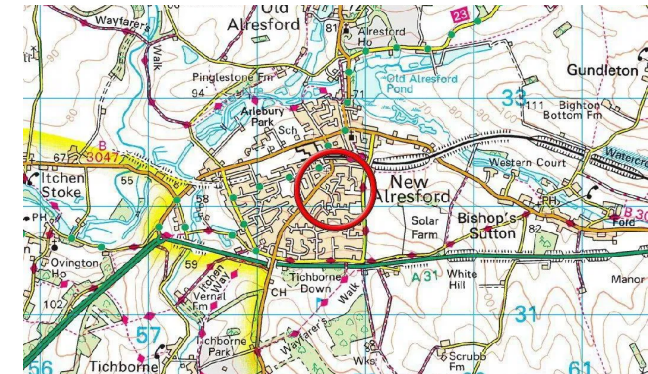


GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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		
(69-80) C		75
(55-68) D		
(39-54) E	57	
(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.