



Oak Hill, Alresford

At home in Hampshire


Hellards

49 Oak Hill, Alresford

HAMPSHIRE SO24 9JZ

£635,000

- Beautifully Presented Family Home
- Four Bedrooms, Three Bathrooms
- Fully Refurbished Throughout
- Landscaped Gardens
- Excellent Location Overlooking the Green
- Walk to Sun Hill School
- Easy Access To Alresford Town Centre

Situated in a peaceful position with views across the green, this beautifully presented family home has been thoughtfully refurbished and upgraded throughout. Offering four bedrooms, three bathrooms, a fully landscaped garden, and far-reaching views from the upper floors, it combines modern comfort with timeless charm.

The welcoming entrance porch opens into a spacious kitchen/breakfast room, featuring excellent storage and ample space for a dining table — ideal for family meals or entertaining. The light-filled sitting room enjoys a bay window and a wood-burning stove, perfect for cosy winter evenings. Double doors open onto a generous rear terrace and the beautifully landscaped garden beyond.

Upstairs, there are two generous double bedrooms — one with an en-suite shower and basin — along with a further single bedroom and a well-appointed family bathroom.

The principal bedroom suite occupies the top floor, offering a stylish en-suite shower room and wonderful views across Alresford and the surrounding countryside.





The rear garden is beautifully designed, featuring raised beds, a large terrace for outdoor dining, and a decked area ideal for catching the evening sun. Mainly laid to lawn, it also includes vegetable beds, a garden shed, and a side gate providing rear access. At the front, there is driveway parking, additional on-street parking, and an electric car charging point. The property further benefits from a Hive central heating system and a new boiler installed in 2023.

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 gas, electricity, water and drainage

LOCAL AUTHORITY

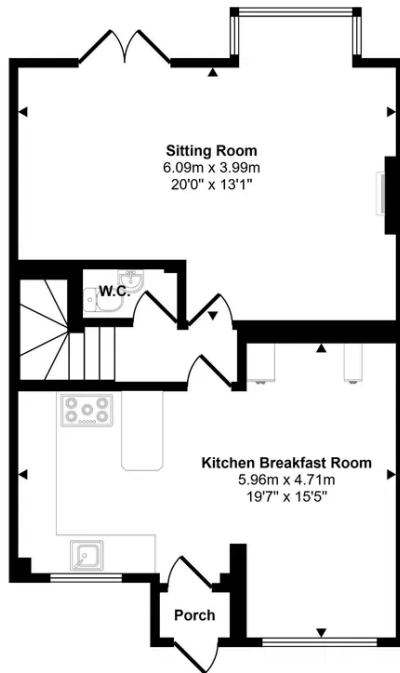
Winchester City Council Tax Band E

DIRECTIONS

From our offices in Broad Street, turn right into West Street. At the bottom of the hill, turn left into Jacklyn's Lane. Take the second turning on the left into Elm Road. At the T-Junction turn right and the house will be found opposite the green on your left.

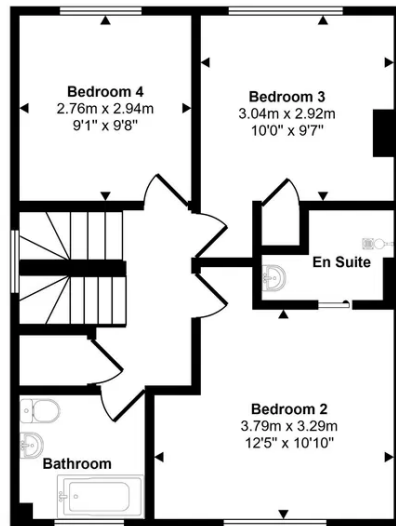


Approx Gross Internal Area
132 sq m / 1422 sq ft

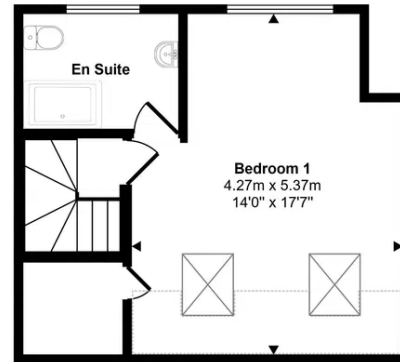


Ground Floor
Approx 54 sq m / 581 sq ft

Denotes head height below 1.5m



First Floor
Approx 47 sq m / 509 sq ft



Second Floor
Approx 31 sq m / 332 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Hellards Estate Agents
11 Broad Street, Alresford, Hampshire

01962 736333
sales@hellards.co.uk

<https://www.hellards.co.uk/>



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.