



*At home in Alresford*



# 72 Oak Hill

ALRESFORD, HAMPSHIRE, SO24 9UG

**Guide Price £525,000**

- Driveway Parking and Double Garage
- Detached Family House
- 4 Bedrooms and 2 Bath/Shower Rooms
- Sought-after Residential Area
- Close to Golf Course/15 Walk into the Town
- Generous Plot and Lawned Garden

A sizeable, detached bungalow located in a quiet part of Oak Hill, with a secluded southerly-facing garden, driveway parking and an extended garage/workshop. The property is in need of refurbishment throughout, and is offered for sale with the benefit of no onward chain.

A pathway leads across the front garden to the front door, which opens to the entrance hall, where there is a cupboard and a loft access hatch. A door opens to the dining room, which leads through in turn to the kitchen, which features a range of fitted storage units with worktops above. The dining room is open-plan to the spacious living room, which has a gas fire, and sliding doors, which open to a glazed conservatory, with a further door to the garden. The bungalow has been extended to the side to create a breakfast room, third bedroom and cloakroom.

The main bedroom has a useful range of fitted furniture and an en-suite shower room. There is a second bedroom with a view of the garden, and a bathroom off the hall.







Outside, the front garden is laid to lawn, with flower and shrub borders and a path to the front door. There is driveway parking, which leads to the garage, which has an up-and-over door. The garage has been extended to provide space for a workshop at the rear. A gate to the side of the bungalow leads through to the attractive, southerly-facing garden, which is laid to lawn, with a seating terrace, a garden shed and shrub borders.

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.



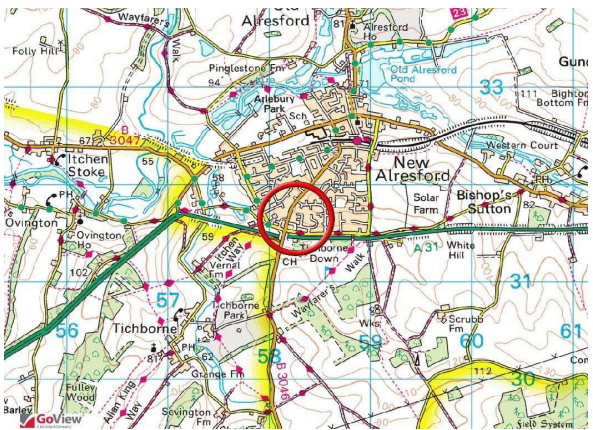
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: E

### **DIRECTIONS**

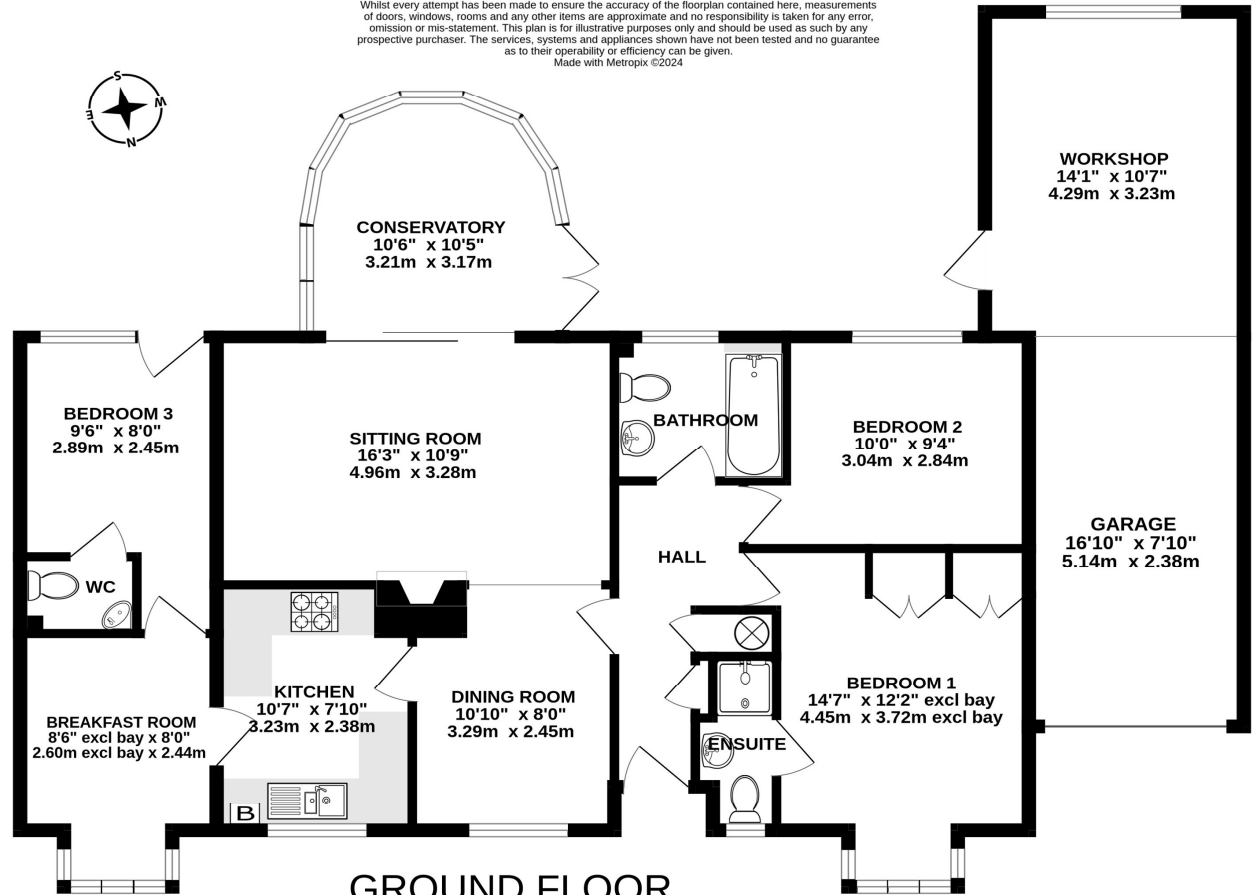
From the centre of the town, head down West Street (in the direction of Winchester). At the bottom, turn left into Jacklyn's Lane. Proceed along going under the bridge then up the hill and, at the brow of the hill, turn left into Elm Road. Proceed ahead and, at the junction, turn right into Oak Hill. Follow the road as it bears to the left, then take the next left hand turning, where No.72 will be found on the right hand side.





TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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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**GROUND FLOOR**  
1286 sq.ft. (119.4 sq.m.) approx.

**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 57                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

