


Hellards



At home in Alresford

77 Oak Hill

ALRESFORD, HAMPSHIRE, SO24 9JZ

Asking Price £599,950

- Well-Presented Modern Bungalow
- Quiet Cul-de-Sac Location
- Walking Distance of the Town Centre
- Two Bedrooms & Two Bath/Shower Rooms
- Secluded Westerly-Facing Garden
- Driveway Parking and a Garage

A well-presented detached bungalow, conveniently located for access to the town centre. Tucked away in a secluded position, No. 77 Oak Hill enjoys an enviable position within the close, with a secluded, westerly-facing garden. There is a conservatory, a garage and driveway parking.

The bungalow is approached from the driveway, with the front door opening to the entrance hall, where there is an airing cupboard and a small storage cupboard. To the left a door opens to the dining room, and then on into the fitted kitchen, which has a range of kitchen units and beech worktops, tiled flooring and a door to the garden. An opening from the dining room leads through to the spacious sitting room, which has a gas coal-effect fireplace, and sliding doors to the conservatory, from where there is access to the garden.

Off the entrance hall, doors open to two double bedrooms and a bathroom. The principle bedroom has an attractive box window to the front, and an ensuite shower room.





There is driveway parking for a couple of cars leading to the garage, which has an up-and-over door, overhead storage, a wall-mounted gas boiler and a door to the garden. A gate to the side of the property leads through to the attractive rear garden, which has been landscaped to create a pretty haven with a circular lawn, and a path to a summer house. There are flower and shrub borders, a paved seating area adjoining the bungalow, and hedges which afford a great deal of privacy and seclusion.

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 all mains services are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

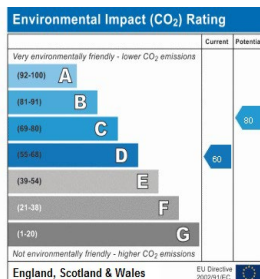
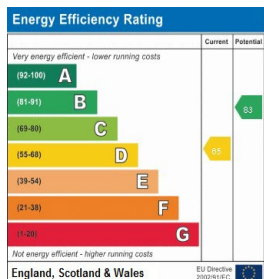
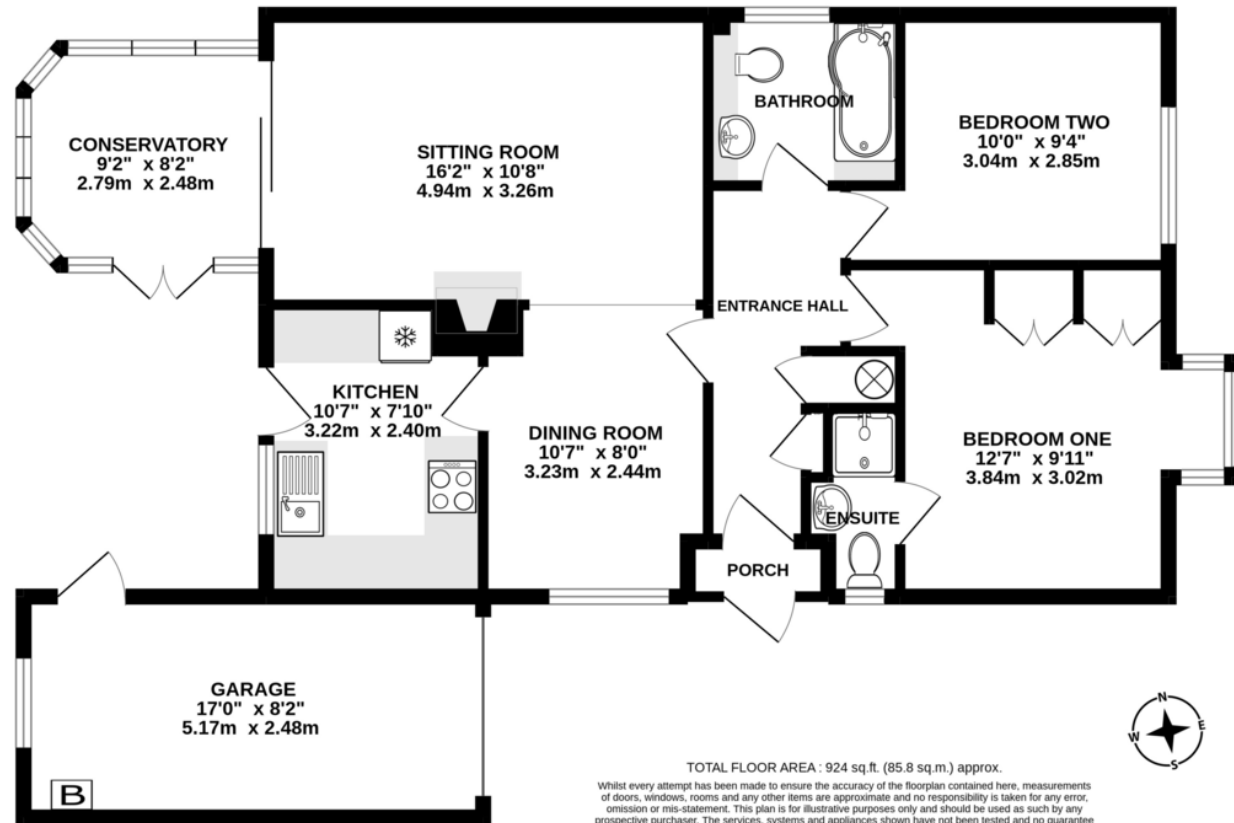
DIRECTIONS

From the centre of the town head down West Street (in the direction of Winchester). At the bottom 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 junction, turn right into Oak Hill. Follow the road as it bears to the left, then take the next left hand turning. Proceed ahead and at the end of the road, turn left. No.77 will be found left hand side.





GROUND FLOOR 924 sq.ft. (85.8 sq.m.) approx.



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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.