

Oak Hill, Alresford

At home in Hampshire

Hellards

72 Oak Hill

ALRESFORD SO24 9UG

Guide Price £925,000

- Fully Renovated and Extended
- Impressive Open-Plan Living
- Stylish Kitchen and Versatile Accommodation
- Private South-Facing Rear Garden
- A newly built home office/gym
- Solar Panelling / Underfloor Heating / Air Conditioning
- Electric Vehicle Charging Point

Combining extensive renovation, generous open-plan living, versatile additional spaces and a private south-facing garden, this impressive bungalow offers a superb opportunity to acquire a contemporary home in a desirable Oak Hill location

The property has been transformed to create an impressive home, combining spacious open-plan living with high-quality fittings and versatile accommodation throughout. A newly fitted entrance door opens into a welcoming hallway, providing access to the principal rooms, bedrooms and family bathroom.

At the heart of the home is an exceptional open-plan sitting room, kitchen and family room, designed to maximise both space and natural light. The beautifully appointed kitchen features an extensive range of matching wall and base units, a full-height fridge and freezer, integrated dishwasher and a central island incorporating a breakfast bar and useful storage.

A range cooker with extractor hood above completes this stylish and practical space. The adjoining family area spans much of the rear of the property, featuring an impressive lantern roof with electric blinds and bi-fold doors opening directly onto the south-facing rear garden, creating a wonderful setting for everyday living and entertaining.

A separate snug/playroom provides additional flexibility, ideal as a children's playroom, quiet sitting room or home working space. The useful utility room is well equipped with a range of fitted wall and base units, granite work surfaces, a butler sink, washing machine, tumble dryer, wine fridge and boiler.

The bedrooms are well proportioned, with the principal bedroom benefiting from a contemporary en-suite shower room. The family bathroom is fitted with an attractive four-piece suite, providing both style and practicality.













Externally, the south-facing rear garden has been thoughtfully arranged, with a neat lawn and an attractive patio area offering a high degree of privacy. This inviting outdoor space is ideal for al fresco dining, entertaining family and friends, or simply relaxing in the sunshine. A newly built outbuilding, complete with power and lighting, provides excellent additional versatility, with space for a home gym or office alongside useful storage for garden furniture and equipment.

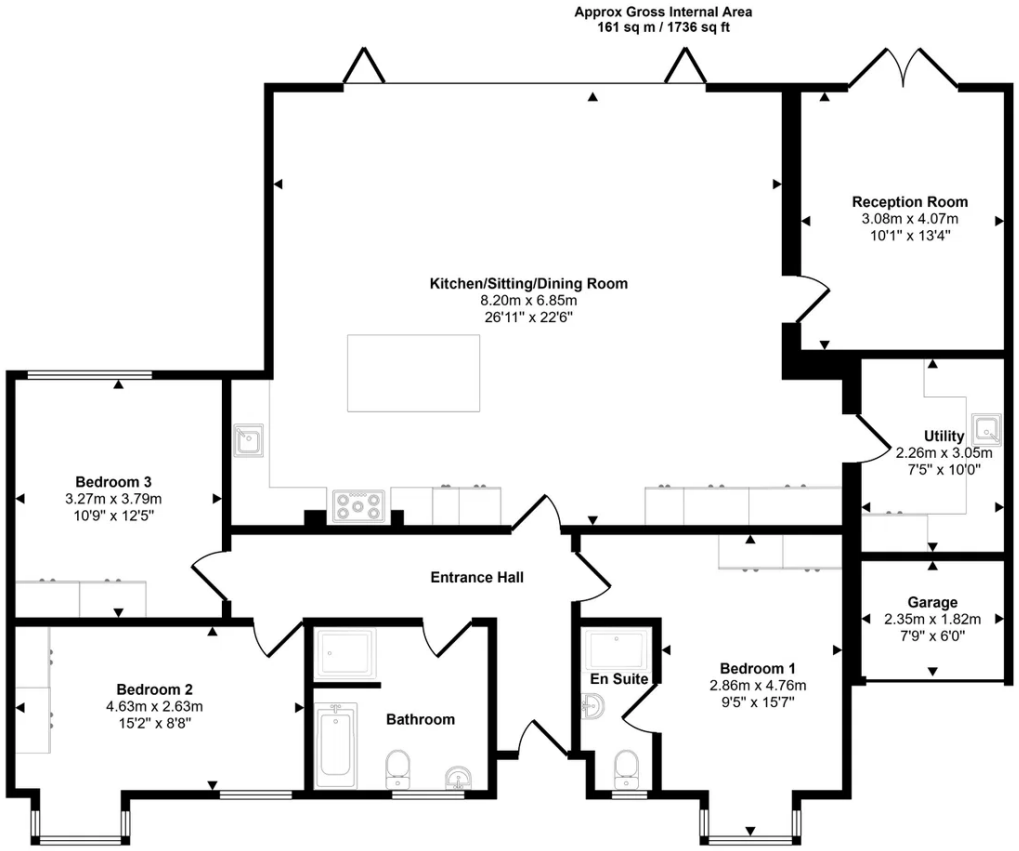
To the front, the property enjoys an attractive lawn bordered by laurel hedging, together with a block-paved driveway and a garage/store offering ample space for bicycles and other equipment. An electric vehicle charging point has also been installed for added convenience.

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 drainage are connected.

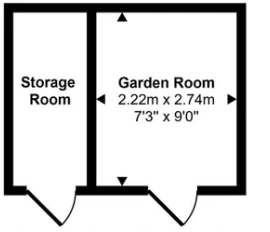
LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: E

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 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.
What3Words: ///aviators.condensed.fine



Floorplan

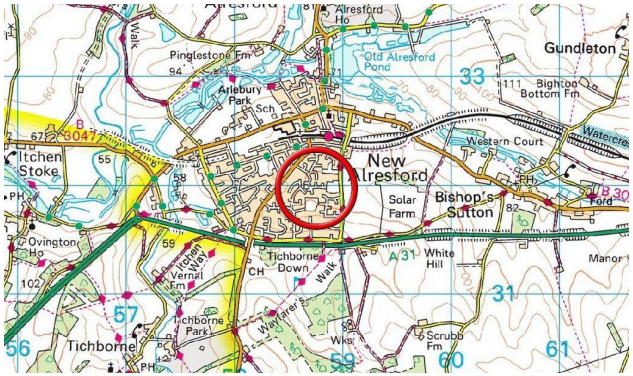
Approx 152 sq m / 1632 sq ft

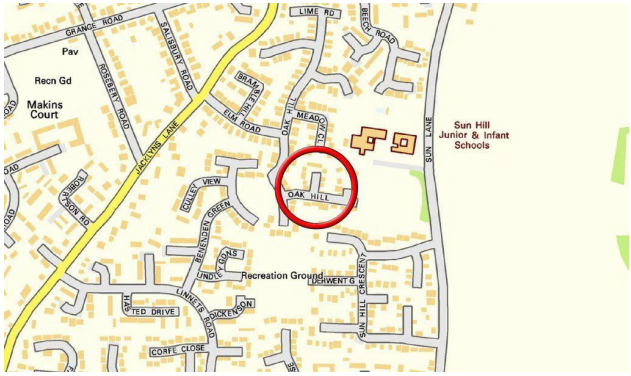


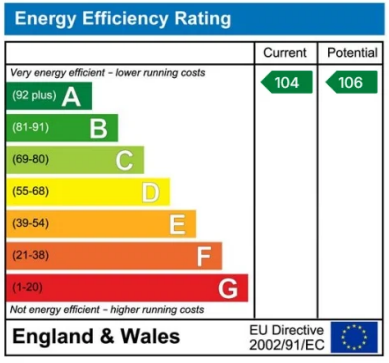
Garden Room/Storage Room

Approx 10 sq m / 104 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.







Hellards Estate Agents

11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.