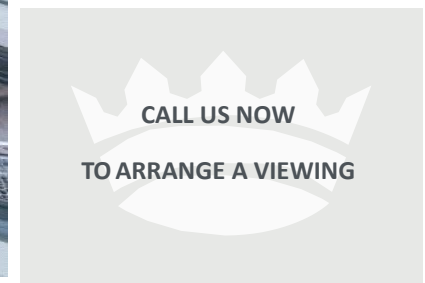




Oak Hill, Alesford, Hampshire, SO24 9UG



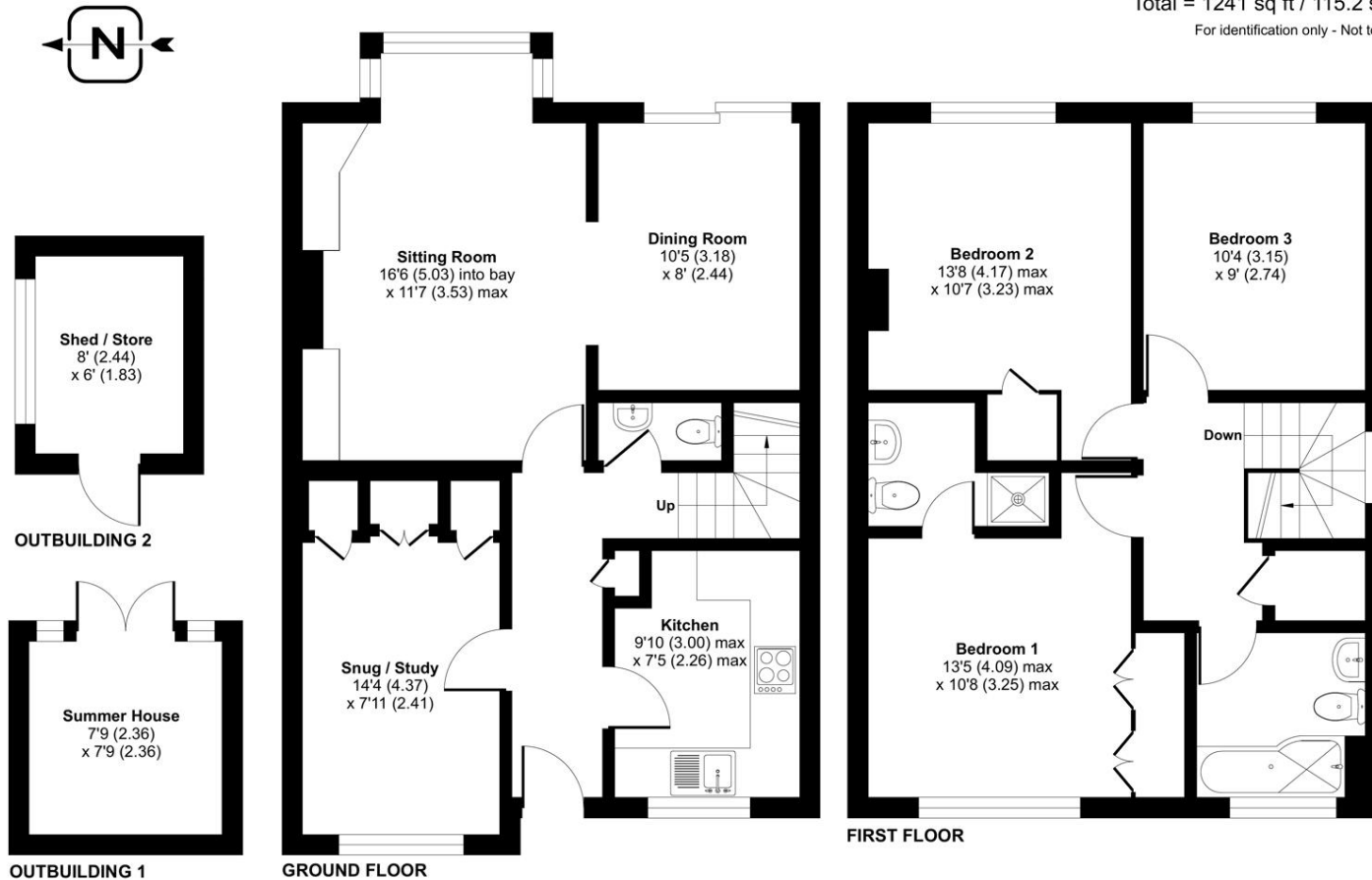
## SPECIFICATION

- Sought after location
- Easy access to Alresford town centre
- Three double bedrooms
- Bathroom and ensuite shower room
- Downstairs cloakroom
- Low-maintenance rear garden
- Off-road parking
- Electric car charging port

## ACCOMMODATION

Beautifully presented and deceptively spacious, this charming three-bedroom semi-detached home enjoys an enviable location close to Alresford town centre. Step through the front door into a warm and inviting entrance hall that provides access to all rooms on the ground floor. To the left, a sizable snug/study is adorned with excellent built-in storage, while to the right lies a contemporary, well-appointed shaker-style kitchen with integrated appliances. At the end of the hallway, you are greeted by a generously proportioned sitting room boasting a delightful bay window overlooking the rear garden. Seamlessly connected is a practical dining room with sliding doors that open onto the rear garden, perfect for entertaining guests. Completing the ground floor is a convenient downstairs cloakroom. Ascend to the first floor to find three spacious double bedrooms, all serviced by a modern family bathroom. The principal bedroom stands out with its ensuite shower room and ample built-in storage, ensuring comfort and convenience. Outside, a privately enclosed, low-maintenance rear garden features a lush lawn, a convenient storage shed, and a charming summer house. The frontage offers off-road parking and includes an electric car charging port, catering to modern needs effortlessly.

Approximate Area = 1132 sq ft / 105.1 sq m  
 Outbuildings = 109 sq ft / 10.1 sq m  
 Total = 1241 sq ft / 115.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2023. Produced for Charters Estate Agents Limited. REF: 1069776



## SITUATION

Alresford is a beautiful Georgian town on the edge of the South Downs National Park. It sports a plethora of fine colour-washed homes and an extensive range of shops retailing items such as designer home interiors, gifts, crafts, food and wine. There is also a thriving café culture supported by a host of eateries, pubs and hotels, together with convenience stores. There are also traditional butchers, a fishmonger, and a greengrocer as well as numerous services and shops, including health and beauty, hardware, bookshop, pet shop and dry cleaners which combine to make day to day living hassle-free. More comprehensive facilities are available in the nearby Cathedral city of Winchester.

## LOCAL AUTHORITY

Winchester City Council  
 Council Tax Band E  
 Minimum Term 12 Months

## £1,900 PER MONTH

Security Deposit £2,192.3 (based on advertised rental price)  
 Holding Deposit £438.46 (based on advertised rental price)



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