



Alton, Hampshire

£895,000

# Alton, Hampshire

A four bedroom detached home situated on a sought after lane in the favoured village location of Medstead. The property offers circa 2400sqft and has three reception rooms, an impressive 16' kitchen/breakfast room, utility room and a double garage. Upstairs there are four well-proportioned bedrooms, two of which have en suites and a family bathroom. There is over a third of an acre plot which in our opinion provides further scope for extension, subject to the necessary planning consents. This property is being offered to the market with no onward chain.

Enter the property into the porch and then through to the spacious entrance hall where you will find stairs to the first floor, an under stairs cupboard and doors to the various rooms. Positioned to the left of the hall is the downstairs cloakroom which has a WC, wash hand basin and a front aspect obscure window. Also positioned to the left is the study which has a front aspect window. Positioned to the right of the hall is the impressive 24' dual aspect living room which has a front aspect window, rear aspect double doors providing access onto the patio, open fire with marble surround and mantelpiece and double doors through to the dining room. The dining room which can also be accessed from the hall has a rear aspect window. The kitchen/breakfast room has been refitted and has a full range of wall and base units with woodblock surfaces over, a butler sink, central breakfast island, space for a range cooker with an extractor over and an arched opening through to the utility room. The utility room has space for appliances, a further butler sink, rear aspect window and a door through to both the garage and boot room. The boot room has a further range of wall and base units, a stainless steel sink and drainer unit, rear aspect window, access to the rear loft and a side aspect door onto the garden. The double garage has power and light, a wall mounted boiler, side aspect window and two single up and over doors, in addition there is storage within the eaves area of the garage.

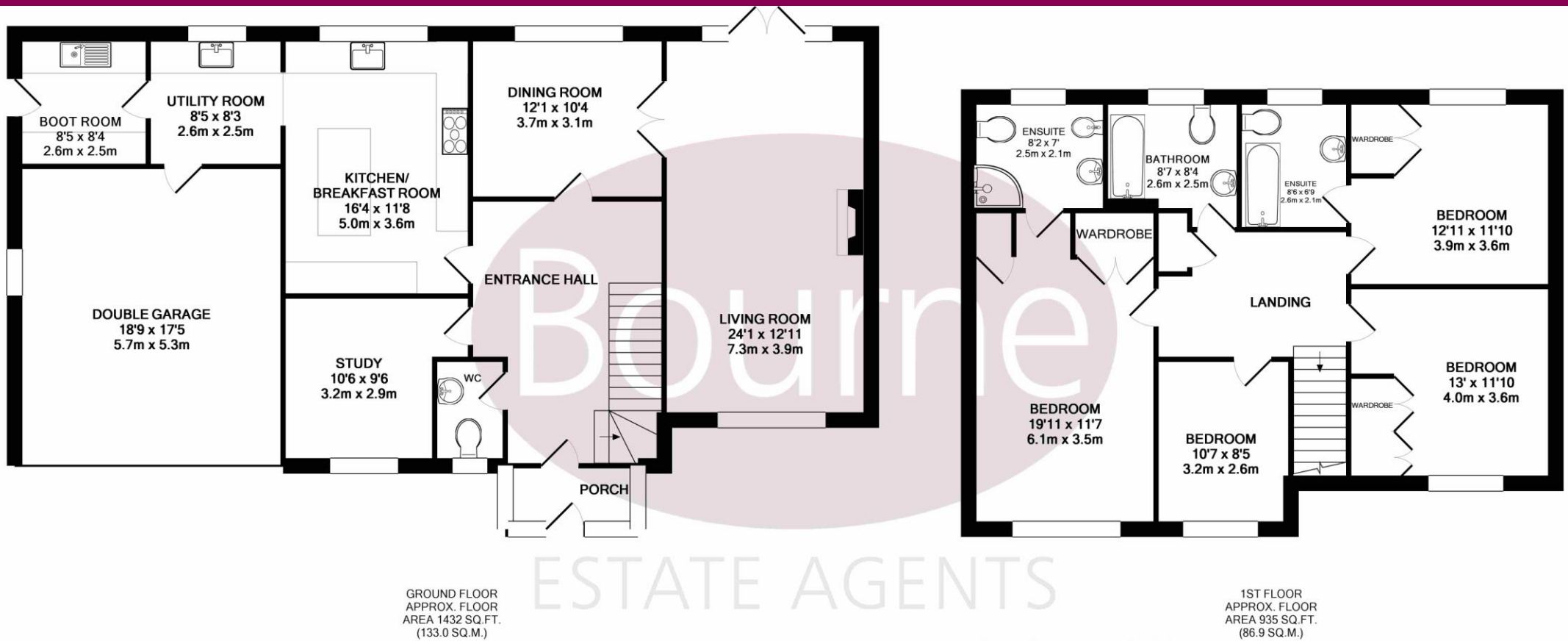
Upstairs there are four bedrooms, the master bedroom is positioned to the left of the landing and has a front aspect window, a single and double built in wardrobe and an en suite. The en suite has a WC, corner shower cubicle, wash hand basin, bidet and a rear aspect obscure window. The second bedroom positioned to the right of the landing also has an en suite, the en suite for this room has an enclosed bath unit, WC, wash hand basin and a rear aspect obscure window. The two further bedrooms are both double in size. The family bathroom completes the first floor and has an enclosed bath with a wall mounted shower over, WC, wash hand basin and a rear aspect obscure window. Off the landing there is an airing cupboard and access to the loft.

The rear garden has an area of patio immediately off the property with a large area of lawn beyond. The garden boundaries are well-stocked with shrubs and bushes, plus an additional area has been sectioned off and is being used as a children's play area, which complements the playhouse concealed within the trees, additionally there is a greenhouse, shed and side access to both sides of the property. To the front there is a sweeping driveway providing parking for ample vehicles, a further area of lawn and a path providing access to the front door.

- Four Bedroom Detached
- 24' Living Room
- Dining Room
- Study
- 16' Kitchen/Breakfast Room
- Utility Room
- Two En suites
- Double Garage
- Over Third Acre Plot
- No Onward Chain



# Floor Plan



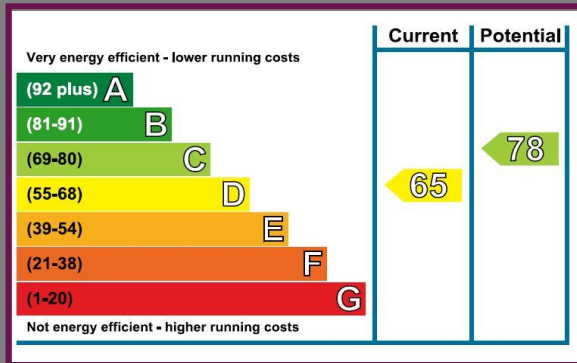
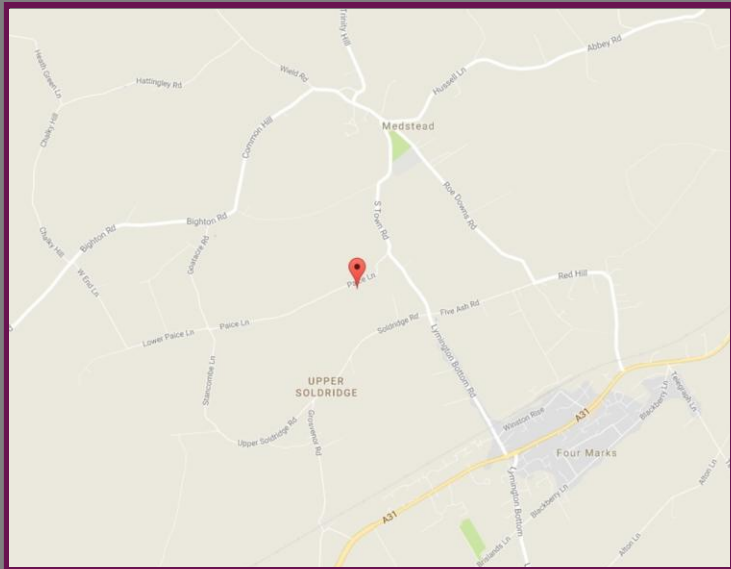
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 2367 SQ.FT. (219.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Location

This property can be found on Paice Lane, a sought after village location within Medstead. In the immediate area you will find a doctors surgery, convenience store and post office, further shops and the A31 which runs through Four Marks, serves both Alton and Winchester.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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