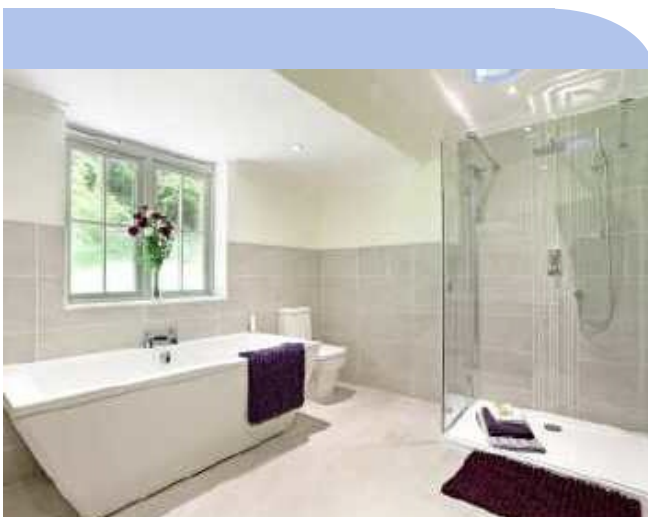
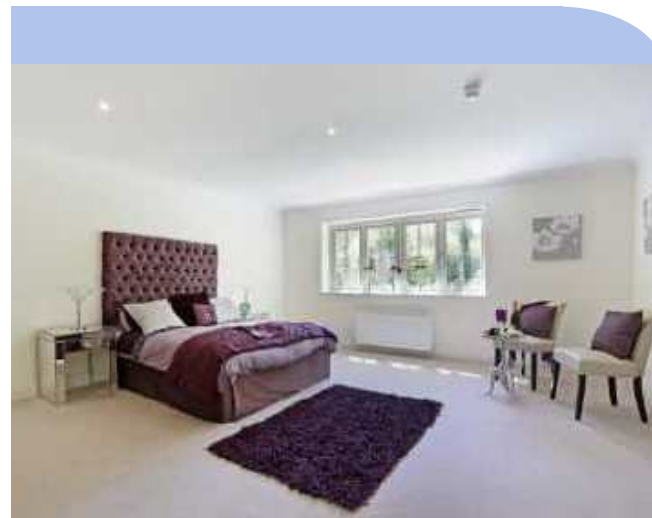


New House, 122 Medstead Road
Beech, Alton, Hampshire, GU34 4AF



Price Guide £1,100,000

An outstanding brand new detached house offering a spacious and comfortable family home to an exemplary design set on a landscaped 0.5 acre plot in an easily accessible village within 2.5 miles of Alton's High Street. EPC rating B (88)

- Arched porch
- Grand reception hall
- Cloakroom
- Drawing room
- Lifestyle family kitchen
- Dining room
- Sitting/family room
- Study
- Utility room
- 5 double bedrooms
- 2 dressing areas
- 4 bathrooms (3 en-suite)
- Integral garage
- Landscaped gardens c. 1/2 acre
- Solar panels & security alarm
- 10 year warranty

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SITUATION

* The property occupies a silvan, low density village setting in Beech opposite Bushy Leaze Wood with its 'Park Pale', a boundary relic of ancient hunting grounds, providing walks and bridleways. Beech lies immediately to the West of the country town of Alton and has unrivalled access to the town, Basingstoke and the M3. The village has an active social calendar, village hall and Montessori nursery, St Peter's church and, in nearby Bentworth, a C of E primary school and the Sun Inn.

* For the rail commuter, Alton links with London Waterloo (67 minutes). In Jane Austen country, Alton has open air markets, individual shops, M&S, Waitrose, Sainsbury's and Boots stores, senior schools, Alton Convent, an FE college, sports centre, fitness clubs and two golf courses. Notable local landmarks include private education at Lord Wandsworth College, gliding at Lasham, museums in Alton, Chawton and Selborne, and trout fishing on the Itchen. The area is renowned for being walker and cyclist friendly.

DESCRIPTION

* Crafted and built to an exacting and high quality specification by Landmark Country Homes Ltd., the house is embellished in rich architectural detail with a strong Arts & Crafts influence sitting in a superb electric wooden gated private plot. Village homes, let alone new ones, are seldom available of this standard, scale and dimension.

SPECIAL FEATURES INCLUDE:

- * Knapped flintwork with part rendering, brickwork and quoining, and gauged arches to main elevations.
- * Engineered oak to internal doors and reception area floors.
- * High ceilings with downlighting and coving.
- * Laminated timber framed double glazing, grey exterior, white interior.
- * Underfloor heating with radiators upstairs served by gas heating system.
- * White sanitary ware with chrome fittings off pressurised system.
- * Solar panels and security alarm.
- * Landscaped gardens, circa ½ acre, main Westerly aspect.
- * 10 year warranty.

ACCOMMODATION COMPRISES:

* Arched porch: gauged brick archway with sandstone threshold, side aspect and downlighting. Part leaded light, oak front door with matching pair of side screens and brass furniture to:

* Grand reception hall: Light and airy with oak flooring, alarm control panel, thermostat, oak flooring, phone point (subject to connection). Walk-in understairs cupboard with light. Built-in services cupboard, electric consumer units and heating/central controls, light. Cloakroom with w.c and wash hand basin.

* Drawing room: A magnificent triple aspect room with sun terrace and garden vistas. Fine natural brick raised working open fireplace with gas point, internal lighting, pair of display alcoves and oak mantel beam. Exposed oak beams and oak flooring. Two pairs of double French doors opening to sun terrace/rear garden. Multi-media points, space for flat screen TV, carbon monoxide alarm. Two pairs of part glazed panelled doors - one to hall, other opening to:

* Lifestyle family kitchen/breakfast room: A superb twin aspect room including bay window and featuring seasoned exposed oak beams with Optiplan high quality fitted furniture to Genoa cream gloss finish, integrated appliances, granite worktops and upstands, soft closures and brushed chrome handles. Bosch pair of stainless steel split level electric ovens, touch screen hob and chimney style stainless steel and glass finished vented hood with glass back, microwave, Bosch dishwasher and tall pair of Caple fridge and freezer. Extensive series of floor cupboards including granite cantilevered island unit/breakfast bar, tower, utensils and pan drawers, countersunk one and a half bowl stainless steel sink with swan neck mixer, task lighting granite splashbacks with wall cabinets. Part glazed door to hall. Ceramic tiled floor. Dedicated family area with engineered oak floor, points for two flat screen TVs, double doors and opening to Drawing room.

* Dining room which is twin aspect, exposed oak beams, pair of part glazed entry doors from hall. Pair of French doors to terrace/gardens.

* Sitting/family room which is twin aspect, exposed oak beams, multi-media point. Pair of French doors to terrace/gardens. Part glazed entry door.

* Study, front aspect with TV and computer/telephone points.

* Utility room which is side aspect with two light tubes. Optional automatic sensor lighting. Matching fitted furniture to kitchen providing extensive floor cupboards, laminated worktop, inset stainless steel one and a quarter bowl sink with swan neck mixer, horizontal tiled splash backs and matching tall cleaning cupboard. Plumbing for washing machine, space for condenser dryer, granite effect tiled floor, part glazed door to hall. Digital heating programme. Doors to garden, garage and drive. Walk-in boiler house - wall hung Vaillant gas boiler, Monarch water softener, Vaillant pressurised hot water system, immersion heater and light.

* Bathroom with wash basin and w.c.

* Stairs to first floor Galleried Landing. Alighted from hall via spindle natural wood balustraded straight stairs to matching galleried landing. Featuring large lantern style roof window to create light and airy atmosphere. Radiator, hatch to loft, built-in double cupboard with light, housing heating feeds.

* Master bedroom 1 overlooking rear gardens. Point for flat screen TV, phone socket, radiator, bedside light point and switches. Opening to:

* Dressing area with fitted cream furniture with chrome handles providing wardrobes, twin railed space, shelved cupboards, soft closures and integral chest of drawers.

* En-suite bathroom, side aspect, five-piece suite of deep double ended bath with central mixers, walk-in shower enclosure with raindrench and separate shower fittings, pair of countertop wash basins with mono taps and vanity cupboards/drawers below, and soft closing dual flush w.c. Ceramic tiled floor with underfloor heating, part tiled walls, pair of light tubes, chrome multiple heated towel rail, shaver socket, extractor fan with isolator.

* Premier bedroom 2, side aspect, built-in cupboard with light, radiator, TV and telephone point, door to walk-in wardrobe with lighting.

* En-suite shower room which is side aspect with light tube. Three-piece suite of glazed and tiled shower enclosure, wide vanity wash basin with mono tap and pair of push open drawers below, soft closing dual flush w.c. Ceramic tiled floor with underfloor heating, part tiled walls, chrome multiple heated towel rail, shaver socket, extractor fan with isolator.

* Premier bedroom 3, front aspect, radiator, TV and telephone socket.

* En-suite bathroom. Front window, four-piece suite of double ended bath with central mixers, glazed and tiled shower cubicle, wide vanity wash basin with mono tap and soft closing cupboard below, and soft closing w.c., ceramic tiled floor with part underfloor heating, part tiled walls, chrome multiple heated towel rail, shaver socket.

* Bedroom 4. Side aspect to woodland opposite. Point for flat screen TV, further TV socket, radiator.

* Bedroom 5. Twin aspect, rear garden and woodland opposite. Radiator, TV and telephone socket.

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* Family bathroom. (Jack & Jill) Side window, four-piece suite of double ended bath with central mixers, tiled and glazed shower enclosure, wide rectangular vanity basin with mono tap and double cupboard below and soft closing dual flush w.c. Heated ceramic tiled floor with underfloor heating, part tiled walls, chrome multiple heated towel rail, shaver socket, extractor fan with isolator.

OUTSIDE

* Integral double garage with pair of remote controlled up and over doors. Side aspect window, multiple strip lights, power sockets, Cotswold chippings driveway, parking and turning via electrically operated hardwood gates on oak posts.

* Landscaped gardens. Turfed area, Raj sandstone sun terrace on the West side adjoining the drawing and sitting rooms with matching paths, brick planters, feature brick walls, brick and flint decorations, two taps and external power point with a natural area to the higher level sheltering the house on the Northerly side. Overall plot size 0.5 acre (0.2 hectare).

LOCAL AUTHORITY

* East Hants District Council, Penns Place, Durford Road, Petersfield, Hampshire GU31 4EX Tel: 01730 266551 www.easthants.gov.uk

DIRECTIONS

* Leave Alton on the A339 Basingstoke Road. Upon entering open countryside turn left signposted to Beech and Medstead. Proceed for 0.75 mile where the house is on the right opposite the woods.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.



Approximate Gross Internal Area = 4280 sq ft / 397.7 sq m
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2015 (ID211637)