



At home in Medstead

Rowan House, South Town Road

MEDSTEAD, ALTON, GU34 5ES

Guide Price £1,300,000

- Substantial 5 bedroom family home
- Spacious 0.46 acre plot
- Well presented throughout
- 2/3 reception rooms
- Large open plan kitchen/diner
- 4 bathrooms
- Sought after village location

Rowan House is a substantial and well presented five bedroom house situated in a wonderful semi-rural setting on the edge of the popular village of Medstead.

The property is set back from the road and sits in the middle of the generous 0.46 acre plot behind mature hedging and a large front lawn, allowing for a good amount of privacy. The front lawn is wrapped by a sweeping gravel driveway with ample space to park multiple cars. This spacious house features plenty of versatile living space, with a light and airy feel and generous room sizes, thereby lending itself to entertaining and family living. As you enter the house you are greeted by an impressive entrance hall which, if you turn left, leads into the drawing room, complete with log burner and double doors that open onto the rear garden. To the right of the entrance hall is a convenient cloakroom and a doorway into the study with stylish built-in desks and storage cupboards. The entrance hall also consists of a staircase leading up to the first floor accommodation and a doorway leading into the kitchen/diner. The modern kitchen/diner is the hub of the house with a large central island, a variety of shaker style units, built-in appliances, granite work tops and spacious dining area with plenty of room for a family sized table.





Just off the kitchen the property benefits from a versatile and light-filled extension, that is currently used as a more formal dining area as well as a comfortable lounge/living space. To the right of the kitchen the downstairs accommodation continues to impress as there you'll find a utility/boot room and a home gym with a staircase leading up to a double bedroom with ensuite bathroom. This area has been carefully designed so it can easily lend itself as a separate annexe accommodation.

The first floor accommodation consists of a central landing giving access to four double bedrooms. Three of the bedrooms benefit from built in wardrobes, with the two larger bedrooms also having en suite shower rooms and the principle bedroom benefiting further from having it's own dressing area. There is also a family bathroom that services bedrooms three and four and a staircase leading up to the versatile loft conversion, that is currently used as a children's play room.

Outside, to the rear of the property, is a very well presented garden enclosed by a variety of mature trees and hedges. There is a well kept lawn, with plenty of room for children's playing apparatus, and a large patio with space for garden furniture and perfect for relaxing on a warm summers day. When the sun gets a bit too hot, there is a very pretty pergola to provide some shade and a bit of respite from the sun.



Rowan House is located on the edge of Medstead, which is known for having an active community with a number of clubs and societies, a village hall, church, shop and post office and a primary school. Nearby Four Marks, has additional shopping facilities. The market town of Alton, has a Waitrose, an M&S food store and Sainsburys, along with other shops and facilities. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

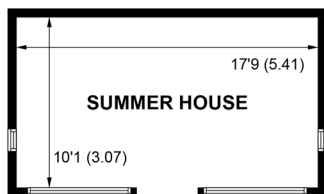
SERVICES

We understand that the property has oil heating, mains electricity and mains water are connected. Private drainage system.

LOCAL AUTHORITY INFORMATION

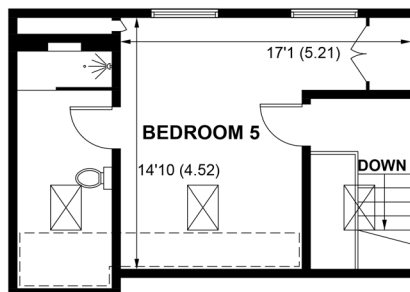
East Hampshire District Council
Council Tax Band: G



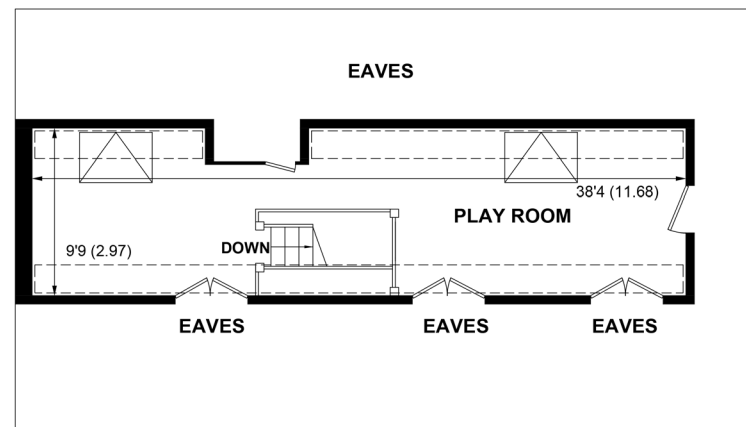


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

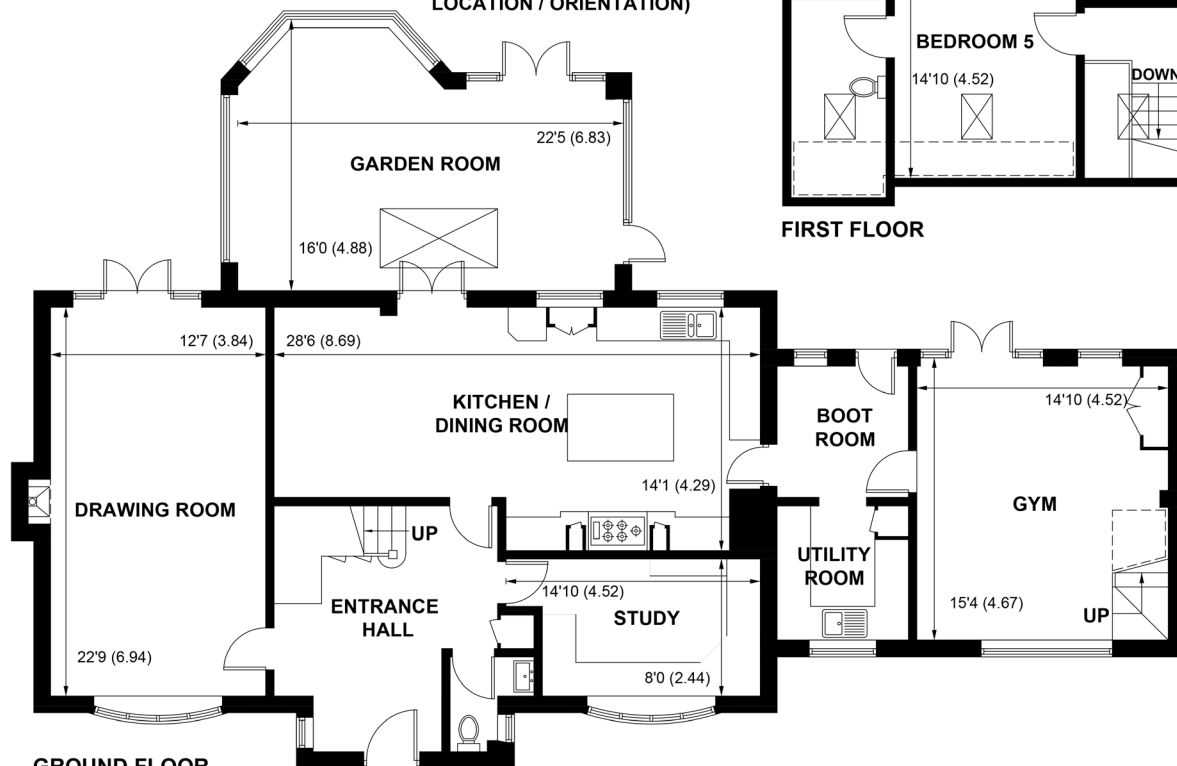
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



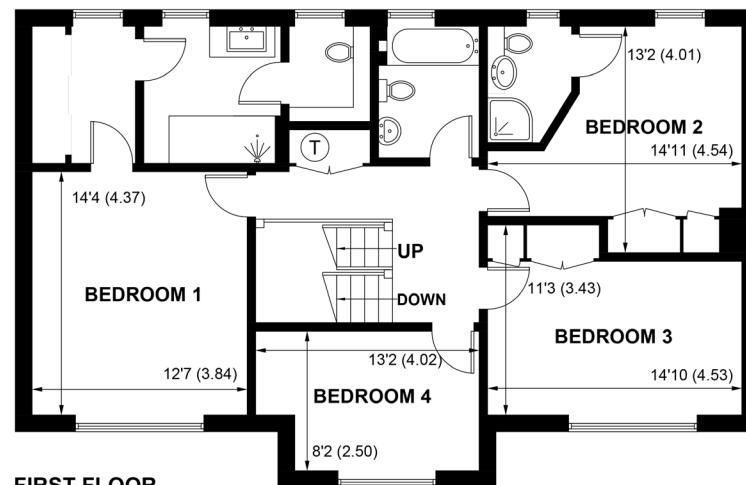
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 3438 SQ FT / 319.4 SQ M

SUMMER HOUSE = 178 SQ FT / 16.5 SQ M

TOTAL = 3616 SQ FT / 335.9 SQ M (EXCLUDING EAVES)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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DIRECTIONS

From the A31 in the centre of Four Marks: Proceed in a northerly direction on Lymington Bottom Road for approximately 1 mile. Rowan House is located on your right-hand side just before the left-hand turn for Paice Lane.
 ///What3words: cosmic.charts.gong

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.

