


Hellards



At home in Medstead

Clevedon, Windsor Road

MEDSTEAD, ALTON, HAMPSHIRE, GU34 5EF

Guide Price £1,050,000

- Substantial Bungalow on Secluded Plot of close to 0.4 Acre
- Amazing Open-Plan Kitchen/Dining/Living Space
- Immaculately Presented Throughout
- Striking Studio/Office Outbuilding
- Beautiful Landscaped, Secluded Gardens
- Excellent Driveway Parking

Located in a quiet road on the edge of Medstead Village, this beautiful single storey property is set on a wonderful, secluded plot of just under 0.4 acre. This exceptional home has a stylish, modern feel and is immaculately presented throughout, with the highlight being the amazing, open-plan kitchen/dining/living space, which forms the core of the home. The gardens have been professionally landscaped, and feature a network of paths and interesting spaces and seating areas, as well as a greenhouse and potting shed - a gardener's delight! For those people working from home, or with a hobby, the striking modern studio/office outbuilding and store room provide useful additional space.

The property is approached from Windsor Road, with the driveway providing ample car parking space. A path leads to the front door and into a welcoming porch, with a built-in coats/shoe cupboard. The reception hall with generous rooflight is currently used for formal dining. Doors open to the kitchen, which is open-plan to the sitting room and dining room, making this an ideal space for entertaining. The kitchen features a bespoke range of units and drawers, with matching island unit and bi-fold doors to the garden. A wide opening leads to the orangery/dining room, with French doors to the side garden. A double-sided electric fire separates the kitchen from the comfortable sitting room, where there is a feature bow window with blinds. Off the kitchen is a utility room and cloakroom.





The principal bedroom is a substantial double room, with its own en-suite shower room. Bedroom 2 is a large double room with a range of fitted wardrobes and French doors to the front garden. Bedroom 3 is currently used as a study and snug - the bookshelves are not included in the sale. Bedroom 4 is also a double room with built-in wardrobes.

The property is located in a quiet location on the edge of this popular village. Medstead has a church, a pub, a primary school, and a couple of local shops. The village is well known for having an active and inclusive community.

Medstead is within easy reach of Four Marks, with local shops, schooling and facilities in the village and just a few miles from Alton, where there is a Waitrose, M&S food store and Sainsburys, along with a good selection of local 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

Mains gas, electricity, water and private drainage.

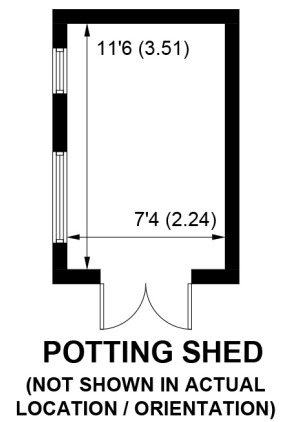
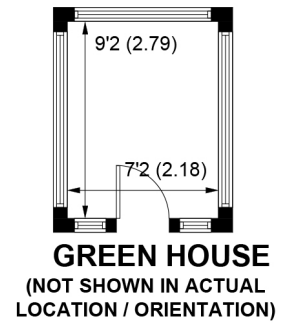
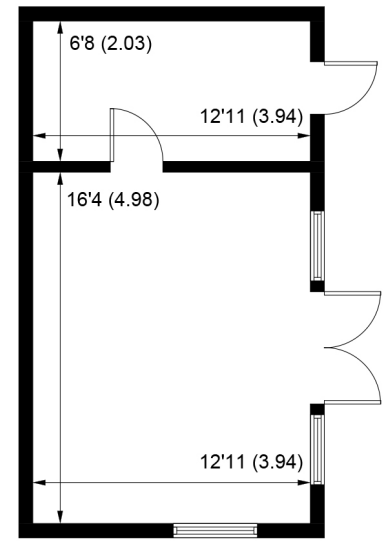
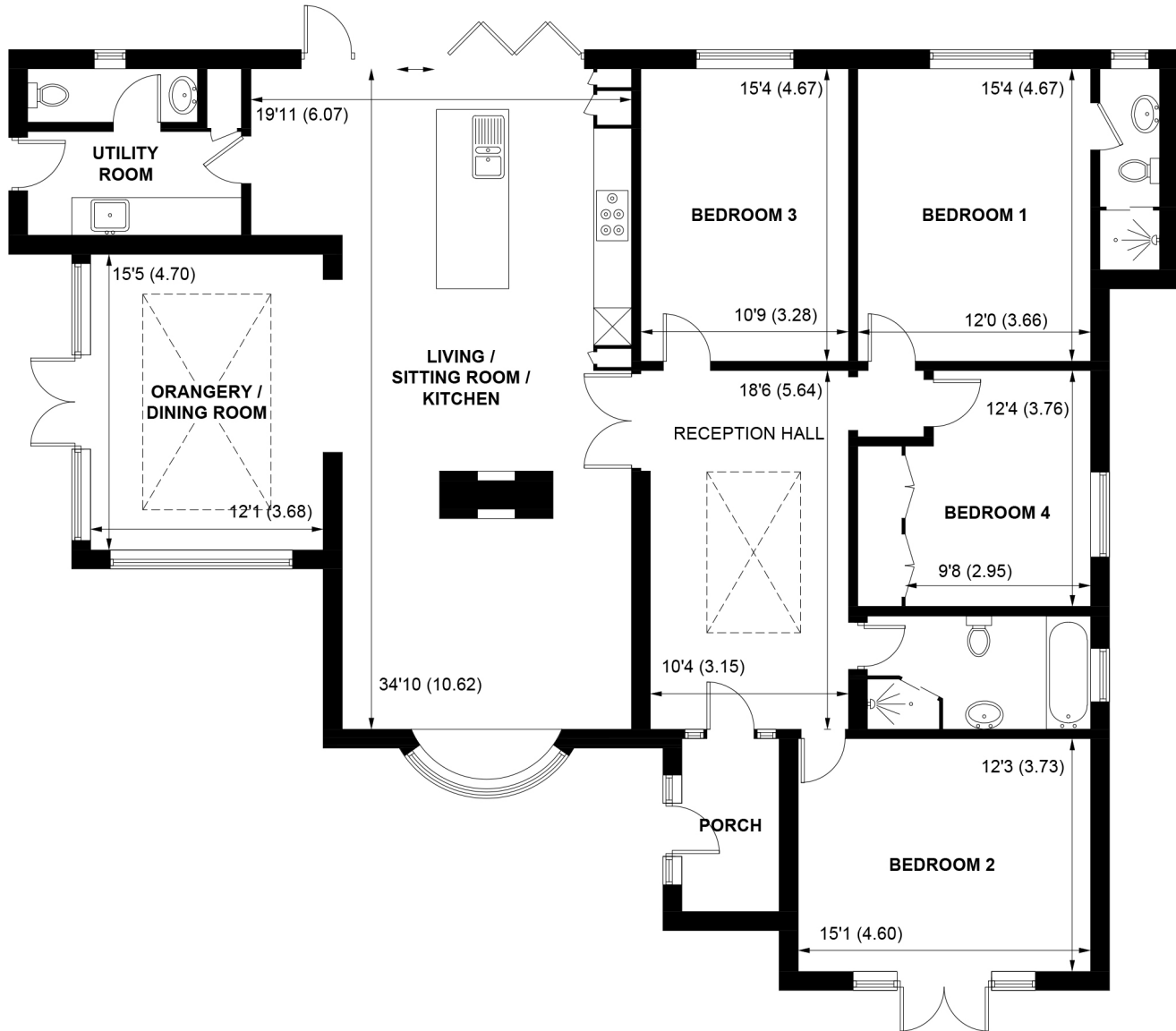
LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: G

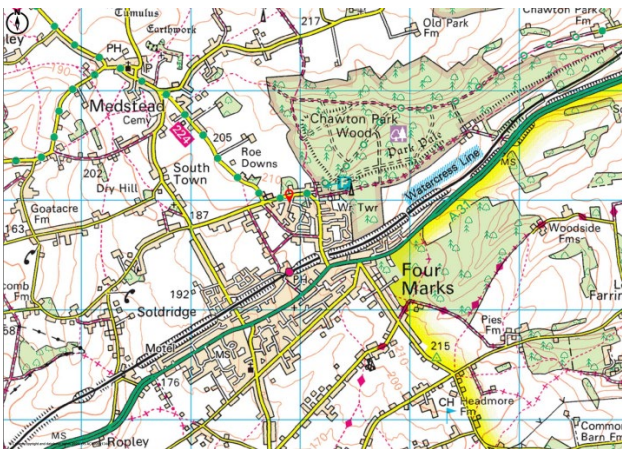
DIRECTIONS

From the A31 in the middle of Four Marks, turn into Boyneswood Road and proceed in a northerly direction towards Medstead. Follow the road as it bends left into Red Hill. Windsor Road is the second road on the left. Clevedon is the third property on the right. [///What3words: country.importers.shipyards.](#)





APPROXIMATE GROSS INTERNAL AREA = 1994 SQ FT / 185.3 SQ M
OUTBUILDINGS = 453 SQ FT / 42.1 SQ M
(INCLUDING POTTING SHED / STUDIO / GREEN HOUSE)
TOTAL = 2447 SQ FT / 227.4 SQ M



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (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.

