

  
Hellards



*At home in Brighton*



# Woodseats House, Bighton Road

BIGHTON, HAMPSHIRE, GU34 5ND

**Guide Price £1,500,000**

- Exceptional 3,100 Sq Ft Family Home
- Beautiful Rural Setting with Stunning Views
- 5/6 Bedrooms and 3 Bath/Shower Rooms
- Excellent Entertaining & Family Living Space
- Bifold Doors from House to Southerly-Facing Garden
- Separate Driveway to Stabling and Paddock

An exceptional 3,100 sq. ft. family home on over 2 acres, located in a stunning rural setting - Ideal for equestrian enthusiasts, or those wanting to run a business from home.

This substantial and beautifully presented five-bedroom home is set on a stunning open plot of over two acres, offering breath-taking countryside views and excellent equestrian facilities. With a separate driveway leading to a stabling block and paddock, the property is perfectly suited for horse lovers, or those seeking the flexibility to run a business from home. Bridleways nearby provide easy access to scenic riding routes, enhancing the rural lifestyle appeal.

Approached via a five-bar gate, a sweeping gravel driveway provides ample parking for multiple vehicles. The modern, glazed entrance lobby/boot room leads into an impressive reception hall, where a striking staircase ascends to the first floor. The heart of the home are the light-filled, free-flowing living spaces, designed for both relaxed family life and entertaining. Bifold doors in the reception rooms open onto the garden, seamlessly connecting indoor and outdoor living. The bespoke kitchen, open to the dining area, is a chef's delight, featuring handcrafted units, elegant worktops, and a central island. A separate utility/boiler room offers additional storage and practicality.







The ground-floor principal bedroom suite comes complete with a spacious dressing room and a luxurious ensuite bathroom, featuring both a bath and a separate shower. Two further well-proportioned bedrooms, a stylish family bathroom, and a versatile study/optional bedroom complete the ground floor accommodation.

Upstairs, a striking open-plan landing serves as a generous study and reception space, bathed in natural light from skylight windows and offering panoramic views over the gardens and paddock. This level also hosts two additional double bedrooms and a well-appointed bathroom.

With its idyllic setting, versatile layout, and superb equestrian facilities, this exceptional home combines modern comfort with the charm of country living - offering an outstanding lifestyle opportunity for families and equestrian enthusiasts alike.

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 Electricity, Mains Water, Private Drainage, Oil Fired Central Heating.

## LOCAL AUTHORITY INFORMATION

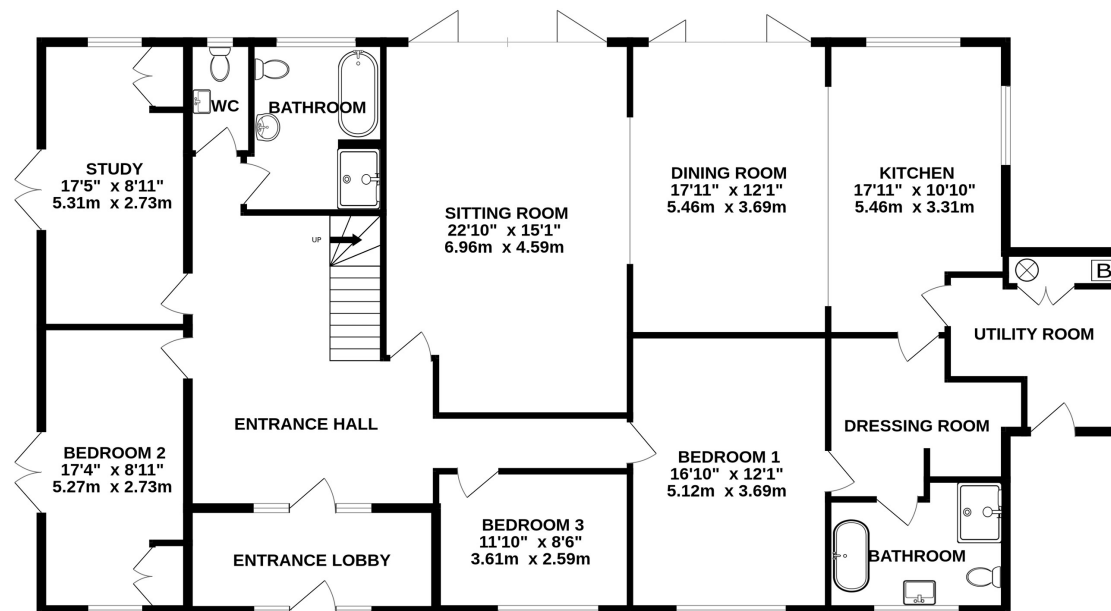
East Hampshire District Council  
Council Tax Band: G



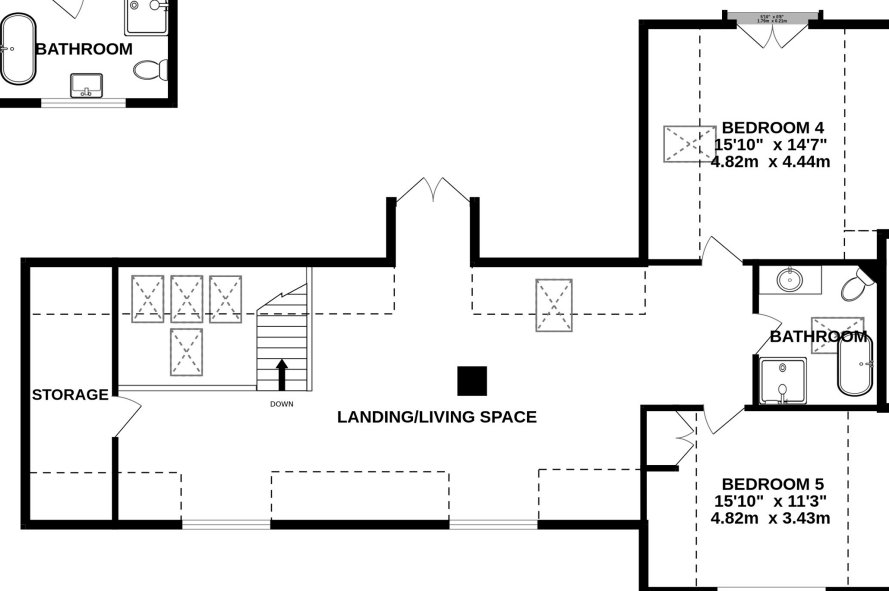




GROUND FLOOR  
2120 sq.ft. (197.0 sq.m.) approx.



1ST FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.

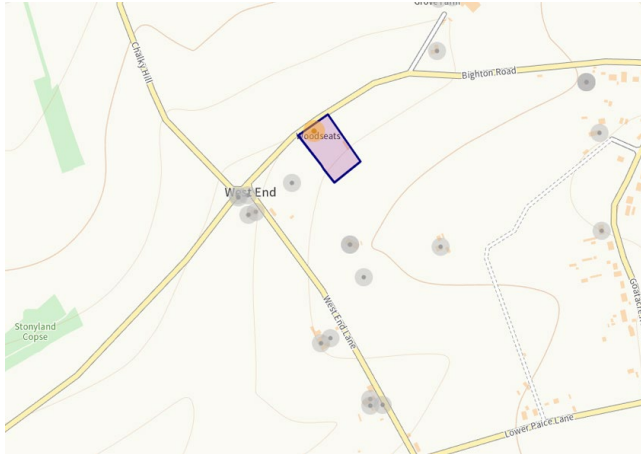


TOTAL FLOOR AREA : 3276 sq.ft. (304.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## DIRECTIONS

From our office in Broad Street, proceed in a northerly direction out of the town. As you come out of the town, turn right towards Bighton. Follow this road for approx. 4 miles, going through Bighton. Continue ahead, where the property will be found on the right hand side, soon after West End Lane.

**What3words location ref: [///hotel.modem.reach](https://www.what3words.com/?q=///hotel.modem.reach)**

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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.

