



WINTON HOUSE

MEDSTEAD





WINTON HOUSE

A SUPERB, CONTEMPORARY HOME

STUNNING LOCATION

A superb, contemporary home in an outstanding 0.86 acre hilltop plot with stunning country views all the way to the South coast.

Nestled in a glorious, elevated position between the popular villages of Bighton and Medstead, Winton House is a stylish, modern five bedroom house with a two bedroom annexe, offered in immaculate, move-in condition.

The current owners fell in love with the fabulous views and tranquil location of this property in 2018, and with great imagination, have rebuilt and extended the whole house to create a spectacular home.

It boasts bright, spacious interiors, meticulously planned living spaces and a fantastic flow that offers comfort, convenience and ease of living throughout.





A TRANQUIL APPROACH

Winton House is approached by a private gravel drive off a quiet country lane. The pretty front garden has mature trees and flowers beds which flank the drive and frame the entrance. There's ample parking for numerous cars and convenient access to the front and back doors, as well as the separate annexe.



FANTASTIC FLOW

The front door opens into a spacious central hallway with tumbled limestone flooring, leading to all of the downstairs living spaces. The underfloor heating extends throughout the house with thermostat controls in every room and the house is fully double glazed, keeping it warm and comfortable in all seasons.



ROOM WITH A VIEW

Off the hall is the sunny, triple-aspect drawing room offering an uninterrupted, southward view over fields towards the coast. The focal point of the room is a wonderful open fire place which keeps the room extra cosy in winter and there's lots of space for large gatherings around it; perfect for a big family group, with a tailor-made spot for a Christmas tree in the bay window.



COOK & CHAT, WINE & DINE

The fabulous, multifunctional kitchen/dining room with sensational views is truly the heart of this family home. The bespoke country kitchen includes sleek quartz worktops, twin islands, an electric range cooker with an induction hob, a double fridge freezer, an auxiliary fridge (ideal for wine and drinks) and two dishwashers (making clearing up after a party a breeze!).

The kitchen space is carefully designed for efficient use and easy circulation. The formal dining area can accommodate 12 or more people for larger gatherings, while the kitchen island offers seating for family meals. A second, separate island is fantastic for cooking and chopping whilst you chat and socialise.





A FABULOUS
ROOM WITH
SENSATIONAL
VIEWS



WINTON HOUSE

Step out of the double doors on to the suntrap terrace facing south-west over the garden with the splendid vista beyond; perfect for summer BBQs and outdoor dining with a difference. You can entertain in style or just enjoy the view with a glass of wine as the sun sets!

At the back of the kitchen is a link connecting to the annexe, that also doubles as an excellent larder.

Off the kitchen is a good-sized boot room, complete with coat and shoe storage sufficient for the whole family. Very useful when returning with muddy dogs and children from country walks! Next to the boot room is a convenient guest cloak room.



SNUGGLE UP OR RETREAT TO WORK

Also off the central hallway, you'll find a snug/TV room offering a fantastic spot for family movie nights or a playroom for the kids.

Finally by the front door, away from the hubbub of the house, is a light study with a bay window large enough for a desk looking out on the garden and built-in bookshelves, ideal for folders and files. Cat 6 cabling throughout the house ensures a fast, reliable internet connection which makes working from home easy.



SANCTUARY & SLUMBER

Upstairs is a broad landing leading to the five large double bedrooms. The master bedroom boasts space for a super king-size bed and has a magnificent south-facing vista, as well as a dressing room with built-in wardrobes and an en suite shower room with a large shower enclosure, double basins and plenty of bathroom storage.

The neighbouring guest room offers lots of space and a similar modern en suite shower room. The third good-sized double bedroom looks out westward and has built-in wardrobes and a charming window seat as well as an en suite shower.



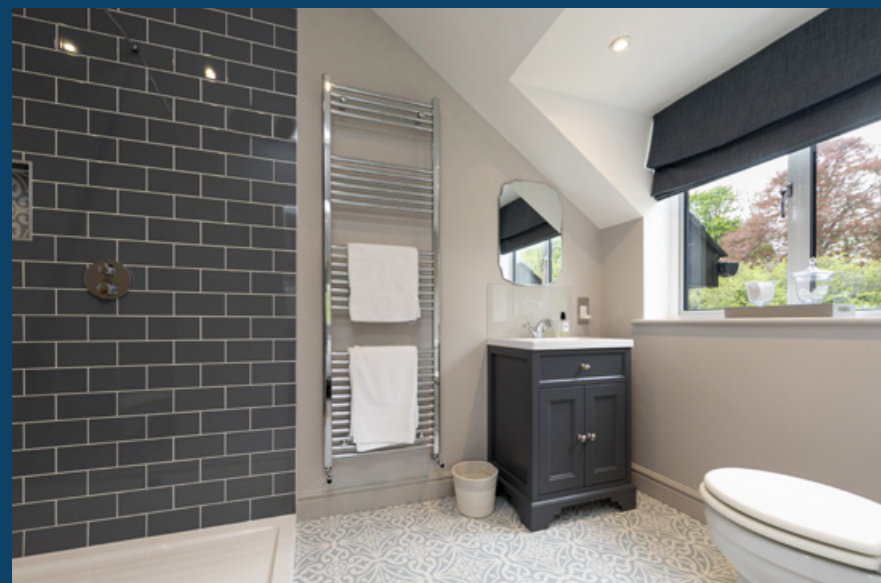
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The two remaining double bedrooms benefit from the same wonderful views and have built-in storage. They share the large family bathroom which has a pretty tiled floor and both a bath and a shower.

Finally an ingenious upstairs laundry/boiler room will save you carrying laundry and bedding up and down the stairs. The combi-boiler and Megaflo system ensure there's plenty of hot water and excellent water pressure.

The second floor is a big loft storage space spanning the length of the house, easily accessed via the main staircase – no need for fiddly ladders here! It could equally be used as a hobby room or as a great extra space for sleepovers.





TWO BED ANNEXE

The annexe is ideal to house a parent or a grown-up child. There is a bright open-plan living room with patio doors leading straight to the garden. The annexe enjoys the same beautiful rural views as the main house.

The reception room features a kitchen and dining area, with space for a large sofa and TV. There is also a shower room and a good-sized bedroom, all with level access. The annexe has its own front door and is also linked to the main house via the kitchen.

A second double bedroom with an en suite bathroom is reached via an external staircase. This room, with its own access, could also make an ideal home office.



GLORIOUS GARDENS & GROUNDS

Winton House sits in the middle of its glorious 0.86 acre plot. Its sunny, south-west facing garden is principally laid to lawn, making it low maintenance and stress-free.

The lawn slopes gently away from the house to enhance the exceptional view and there are flower beds around the front door and terrace for keen gardeners to enjoy.

The terrace outside the kitchen enjoys the sun all afternoon and into the evening and is a great spot from which to watch the sunset.

Directly outside the house, there is enough space for numerous cars to park on the private driveway and easy, level access to both the front and back doors.



LOVE WHERE YOU LIVE

Winton House is ideally located between Medstead and Bighton, both popular Hampshire villages offering a range of local shops, facilities and amenities as well as active local communities and various sports clubs. There is a shop and post office within easy walking distance of the house as well as Bighton's excellent local pub, The Three Horseshoes.

Nearby Alton is 14 minutes drive away and trains go direct from Alton station to London Waterloo in a little over an hour.

The pretty, Georgian market town of Arlesford is just 13 minutes drive in the other direction and offers an array of cafés, restaurants, independent shops and sports facilities.

A good choice of local schools include Medstead CofE Primary School (OFSTED rated 'Good'), St Mary's Bentworth CofE Primary School, Alton (rated 'Good'), Four Marks CofE Primary School (rated 'Good') and secondary options include the well-renowned Perins School in Alresford (rated 'Good') and Amery Hill School (rated 'Good').

Nearby independent schools include Bedales Prep Dunhurst, St Swithuns' Prep, Edgeborough Prep and Princes Mead School in Winchester, whilst senior school options are Lord Wandsworth, Bedales, Churchers College, St Swithun's, and Winchester College.

For commuters and travellers, there are excellent road links via the A31 to the M3 and up to the M25, giving quick and easy access to Heathrow and Gatwick. Alternatively you can reach the South coast in under an hour via the A3.

FLOORPLANS

FLOOR AREA
5,384 sq ft (500.2 sq m)

STORAGE (EXCLUDING SHED)
285 sq ft (26.5 sq m)

TOTAL
5,669 sq ft (526.7 sq m)



GROUND FLOOR



FLOORPLANS



FIRST FLOOR

SECOND FLOOR



OVERVIEW

OVERVIEW

- Stunning, fully renovated five bedroom house with two bedroom annexe
- Tranquil 0.86 acre plot in an elevated position with uninterrupted rural views
- Ideal south-west orientation for all day sunlight
- Five large double bedrooms
- Master bedroom with dressing area and en suite
- Two further en suite shower rooms and a family bathroom
- Bespoke kitchen diner with handmade kitchen, twin islands and double dishwasher
- Triple aspect drawing room with open fire
- Snug/family room
- Study
- Boot room
- Guest cloak room
- Upstairs laundry room
- Two bedroom, two bathroom annexe – perfect as granny annexe, guest or staff accommodation or as a separate teenage space
- Easy staircase access to large loft/storage space on second floor
- Garden laid mainly to lawn and easy to maintain
- Thermostat-controlled underfloor heating and double glazing throughout
- Large south west-facing terrace for all day sunshine and sunsets
- Big storage shed

FEATURES & SERVICES

- Mains electricity and water
- Oil-fired heating
- Private drainage
- Burglar alarm
- Thermostat-controlled underfloor heating throughout
- Fully double glazed
- Open fire in drawing room
- Cat 6 cabling for fast internet connection

OUTSIDE

- Tranquil and private 0.86 acre plot
- South West-facing garden mainly laid to lawn, mature trees and hedges
- Stunning, long distance views
- Private gated driveway
- Parking for numerous cars
- Country walks straight from the house

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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