



Clevedon
MEDSTEAD





CLEVEDON

An immaculate,
contemporary home



CLEVEDON



A tranquil location



An immaculate, detached village house, Clevedon, is positioned on a peaceful lane and surrounded by landscaped gardens of approximately 0.4 acres. Refurbished to a high standard, the property combines airy, single-storey living with style, thoughtful detail, and an excellent sense of connection to its gardens – making it ideal for both growing families and downsizers alike.





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Airy & spacious



There is a wonderful interplay of light and space throughout this superb home; the interiors are bright, contemporary and welcoming, with subtle lighting and quality finishes.

Cleverly extended to maximise space and light throughout, the layout is arranged around an impressive central dining hall with a glass roof lantern, ensuring plenty of natural light. The hall opens into a spacious open-plan kitchen/dining/sitting room with an adjoining orangery.

This stunning space has been thoughtfully designed for modern living, entertaining and everyday comfort, with a large island, integrated appliances and bespoke cabinetry. A double-sided electric fireplace adds warmth and character to the area between dining and living and provides a focal point.





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Thoughtfully
designed for
modern living





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A generous utility room with external side access to the garden, and a guest cloakroom with ample fitted storage, further enhance the house's practicality.

Bi-fold doors to the rear and French doors to the side open out to terraces and garden seating areas, allowing the home to connect seamlessly with its outdoor spaces.





Sweet slumber



The four generous double bedrooms include a luxurious principal bedroom with an en suite shower room. The bedroom at the front opens onto its own private patio – ideal for enjoying the morning sunshine. Two bedrooms enjoy tranquil views over the rear garden. A newly appointed family bathroom serves these bedrooms.



Glorious gardens



The charming landscaped gardens are a standout feature of this home, laid out to create a variety of fabulous spaces for entertaining and relaxing.

A large, west-facing terrace and decked area provide the perfect spot for summer dining, enhanced by integrated lighting and views across the lawn and planted borders. Beneath the decking is substantial hidden storage space.

A side courtyard catches the afternoon sun and offers a warm, intimate place to unwind with family and friends.





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The whole garden is wonderfully private and well-established, with a network of meandering paths and curated planting that evolves beautifully through the seasons. For keen gardeners, there's a Hartley Botanic greenhouse and a potting shed, both benefiting from power connections.

A generous shingle driveway provides ample parking for several cars and turning space to the front, with scope (subject to planning) to add a car barn or garage if desired.



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Curated planting evolves
beautifully through the seasons





Enhanced lifestyle



Recent renovations carried out since 2017 include new plumbing, updated electrics, a Nest heating system and CCTV, superfast fibre broadband (69.46 Mbps), and a new septic tank. These modern enhancements complement the character and charm of the home and ensure it's easy and comfortable to live in, as well as efficient to run.



Sophisticated garden studio



A sizeable separate studio with an additional storeroom is positioned at the front of the house. A warm, bright space currently used as an artist's studio, it would also serve as an excellent home office, complete with its own charming sun terrace for a morning coffee or catching the afternoon rays.



Love where you live



Windsor Road is an exclusive and sought-after address on the edge of Medstead, surrounded by open countryside yet within easy reach of the village and neighbouring Four Marks. Medstead is a thriving, active community with a C of E primary school (OFSTED rated 'Good'), village shop, café, and a wide variety of clubs and societies including cricket, tennis, bowls and gardening.

The surrounding countryside offers beautiful walking, riding and cycling, including trails into nearby Chawton Park Woods. The market towns of Alton and Alresford provide a range of shops, schools and day-to-day amenities, along with secondary schools and a sixth form college. Alton station offers direct rail services to London Waterloo, while Basingstoke and Winchester provide further connectivity and access to the M3.

Floorplan



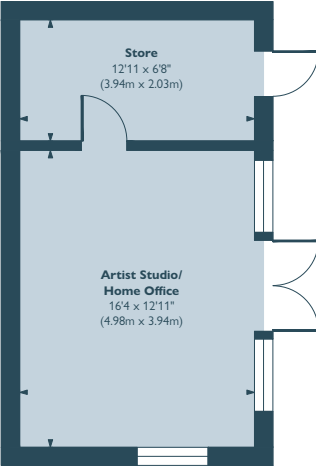
MAIN HOUSE

AREA

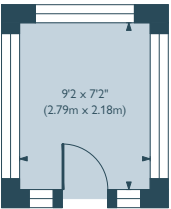
- Main House: 1,994 sq ft (185.30 sq m)
- Studio: 304 sq ft (28.27 sq m)
- Outbuilding: 84 sq ft (7.08 sq m)
- Potting Shed: 65 sq ft (6.03 sq m)

TOTAL

2,447 sq ft (227.40 sq m)



STUDIO



POTTING SHED



OUTBUILDING

Illustration for identification purposes only, measurements are approximate and not to scale.

Finer details

OVERVIEW

- Spacious and versatile; a beautifully appointed detached home with flexible accommodation of 1,994 sq ft.
- An idyllic setting on a quiet no-through lane, set within 0.4 acres of landscaped gardens.
- Impressive open-plan living space with a stunning kitchen/dining/sitting room with a central island, flowing into an orangery with bi-fold and French doors opening to the gardens.
- Flexible accommodation; four well-proportioned bedrooms, including a luxurious principal suite with en suite.
- Cosy library/study, perfect as a TV room, home office or an adaptable fourth bedroom.
- Garden studio/home office – a well-positioned studio with an adjoining storeroom, ideal for home working or creative pursuits.
- Beautifully landscaped gardens, west-facing with interwoven paths, manicured lawns, mature borders, a greenhouse and a potting shed.
- Generous parking and practicality; a shingle driveway offers ample parking and turning space, with easy access to front and side gardens.
- A thriving village, Medstead offers a strong community spirit, a variety of clubs, a popular pub, a C of E primary school (OFSTED rated ‘Good’), and local amenities.
- Superb transport links with convenient access to Alton and Alresford for shopping and schooling, with good rail links to London Waterloo, while Basingstoke and Winchester provide further connectivity to the M3.

FEATURES & SERVICES

- Mains electricity, gas, and water
- Gas central heating with Nest controls
- Private drainage (replaced in 2017)
- Internet speeds up to 67 Mbps
- CCTV security

OUTSIDE

- Beautifully planted south and west facing gardens
- Three seating areas to enjoy the sun all day, large decking
- Excellent artist studio/home office with separate store rooms
- Parking for numerous cars
- Brick-built store room
- Greenhouse
- Country walks and bridle paths straight from the house

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	82 B

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Clevedon, Windsor Road, Medstead, Alton GU34 5EF
what3words ///loves.only.rectangular



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01428 786321 • nick@inghamfox.com • inghamfox.com

To view, please WhatsApp, message or call Nick Fox on 07790 020492