



Well
House

BEECH



WELL HOUSE

A captivating family home





Luxurious & unexpectedly exotic

Tucked away at the top of a quiet lane in the popular village of Beech, just outside Alton, the handsome, traditional frontage of Well House barely hints at the luxurious and unexpectedly exotic retreat within.

Originally part of the local farm estate, this stunning 8,000 sq ft house sits in a tranquil plot of just over half an acre. Built in 2014 with vision and meticulous care, it has been transformed into a captivating family home.

The house boasts six large bedrooms and seven bathrooms over three floors, a reception hall, formal drawing room, dining room, an open plan kitchen/family room,

a home office, cinema room, prep kitchen, utility/boot room and pantry. There is also a separate granny annexe/apartment comprising a bedroom, bathroom and sitting room.

The garden and grounds include a sunny, south-facing garden, a glorious heated swimming pool, a summer house, hot tub, ornamental pond and an expansive dining terrace for outdoor entertaining. Adjoining the house is a superb triple car garage plus a sizeable storage room.

Well House has been meticulously maintained and is offered in immaculate, move-in condition with no chain.



A striking entrance

Discreetly hidden behind hedges, the private gravel drive leads to a parking area for numerous vehicles as well as easy level access to both the front and back doors of the house.

The original well house, after which the house and the lane are both named, sits tucked in the corner, creating a picturesque backdrop to the avenue of fragrant rose trees leading to the entry porch.

The front door opens into a dramatic triple-height hallway with a central open staircase giving the space an architectural statement and a gracious, welcoming appeal. Solid oak flooring feels warm underfoot thanks to the underfloor heating throughout the ground floor, powered by a cost-efficient air source heat pump. The house has been super insulated and all the windows are double-glazed to keep it warm and comfortable in all seasons as well as ensuring it is highly energy efficient.



Heart of the home

Step into the heart of this extraordinary home, where the wide hallway flows into a show-stopping open-plan kitchen, dining, and family room. Two sets of expansive bifold doors invite you out onto a sun-soaked terrace, perfectly positioned to overlook the south-facing garden, sparkling swimming pool, and elevated woodland views beyond.

The bespoke oak kitchen features handmade units with a combination of Quartz and wood worktops, limestone tiled floors, a sociable

central island with a breakfast bar, and all the mod cons, including a gas hob, double oven, dishwasher, and a large wine fridge.

The dining area is generously proportioned, making it ideal for both family meals and informal entertaining. The adjoining family room, with its impressive floor-to-ceiling bifold doors, offers ample space for relaxing and enjoying the views. On sunny days, the doors can be fully opened, effortlessly connecting the interior to the terrace and garden beyond.











The ultimate in practicality & convenience

Adjoining the main kitchen, the large prep kitchen is a dream for keen cooks and enthusiastic entertainers. This superbly equipped space features two additional ovens, a warming drawer, a second dishwasher, and a sink, making it the ultimate 'backstage' area for hosting events with ease and elegance.

Adding to its appeal is an enviable walk-in pantry, perfect for keeping your kitchen both organised and fully stocked. A separate utility/boot room enhances functionality, while a downstairs shower room provides a practical spot for freshening up after a swim in the pool.

Practicality is seamlessly integrated with internal access to the garage and two back doors, offering easy access to both the terrace and the driveway, ensuring effortless living and entertaining.

Entertaining in style

Across the hallway lies a sophisticated formal dining room, offering ample space for a large dining table. This elegant setting is perfect for everything from intimate family meals to hosting grand dinner parties in style.

Double doors connect the dining room to the impressive drawing room, a light-filled space designed for both comfort and elegance. South-facing windows flood the room with natural light and frame picturesque views of the garden and woods beyond.

A grand fireplace adds timeless sophistication, while the room's generous proportions allow for versatile arrangements, whether for relaxed evenings or lively social gatherings. Patio doors provide seamless access to the garden, enhancing the connection between indoor and outdoor living.

Near the front entrance, a private study offers a quiet retreat for working from home.

Completing the ground floor are a chic guest cloakroom and a spacious walk-in cloakroom.





A sumptuous master suite

On the first floor, off the spacious galleried landing, is a sumptuous master suite. The substantial master bedroom boasts a balcony with a wonderful view out over the garden and woodland. To delight fashionistas and clothes lovers, there is an opulent, walk-through dressing room with four impressive banks of designer wardrobe space and finally a luxurious en suite bathroom with a bath and shower, as well as a separate loo.





An opulent, walk-through dressing room

Spacious slumber

Three further bedrooms on the first floor are all generous, airy doubles with green views, all en suite and with ample wardrobe storage; ideal for families with children or for lots of house guests.

Also on this floor at the front of the house, is the entrance to the one bedroom apartment/annexe which would work well for grandparents or adult children needing their own space, or as accommodation for a nanny or staff. The apartment comprises a large bedroom, a sitting room and an en suite bathroom.







A one bedroom apartment/annexe offers extra accommodation





Cinema room with a clubhouse vibe

The top floor offers two good-sized double bedrooms, two bathrooms and a fabulous cinema room. Wood panelling and a purpose-built cocktail bar (complete with a drinks fridge, sink and dishwasher), gives the room a cultured clubhouse vibe, enhanced by the remote-controlled cinema screen that comes down from the ceiling.

A wonderful, cosy space to settle down for a movie night or to entertain family and friends in high style, particularly as a teenage zone, well away from the rest of the house! The Velux Cabrio Balcony windows open right up to make the most of the stunning views out over the pool and garden.





Glorious garden & grounds

Outside the kitchen is the wraparound dining terrace facing South for maximum sunshine. It has space for a couple of large tables for outdoor dining plus a number of outdoor sofas, creating plenty of options for eating, entertaining and relaxing in the summer months.

A fabulous hot tub offers year-round enjoyment, perfect for relaxation or social gatherings. Unwind in the warm, soothing bubbles while taking in the stunning views.

The stunning swimming pool evokes the ambiance of an exclusive resort, surrounded by manicured lawns and ample space for sunbeds to create a luxurious retreat. Its south-facing

aspect ensures it enjoys uninterrupted sunlight throughout the long summer days, making it a perfect haven for relaxation and entertainment. The pool is heated by a gas boiler, offering comfort even on cooler days, and features a discreetly concealed underground electric rigid safety cover, blending safety with style seamlessly.

Beyond the pool is an ornamental fish pond, and at the end of the garden sits an enchanting summer house; a lovely spot from which to admire the view back towards the house.

The immaculate garden is largely laid to lawn and surrounded by hedging which makes it easy to maintain and very private.

The integral garage at the front of the house provides secure parking for three cars with an internal entrance into the house. There is additional driveway parking for several vehicles, with easy access to both the front and back doors.

The sizeable outside storage room next to the garage is ideal for tidying away terrace furniture during winter months.

In the front garden, opposite the front door, stands the original well house, accompanied by an avenue of fragrant rose trees that gracefully lead the way to the entrance.

WELL HOUSE





Love where you live

Well House benefits from being at the end of a quiet, no-through road. Spectacular countryside is just moments away, ready for dog walkers or runners to enjoy. Paths across fields provide uplifting rural landscape views.

A short walk from the house leads to a village football pitch and a children's playground. The vibrant village hall is a hub of activity, offering a diverse range of activities for all ages, from yoga and pilates to dance, art classes, and a popular bridge club.

The bustling market town of Alton is less than a 10-minute drive away. It offers a selection of independent boutiques, high-street shops, restaurants, and a popular sports centre.

There are fast trains to London Waterloo from Alton station, which will get you there just over an hour (and as Alton is the start of the line, you should always be guaranteed a seat!).

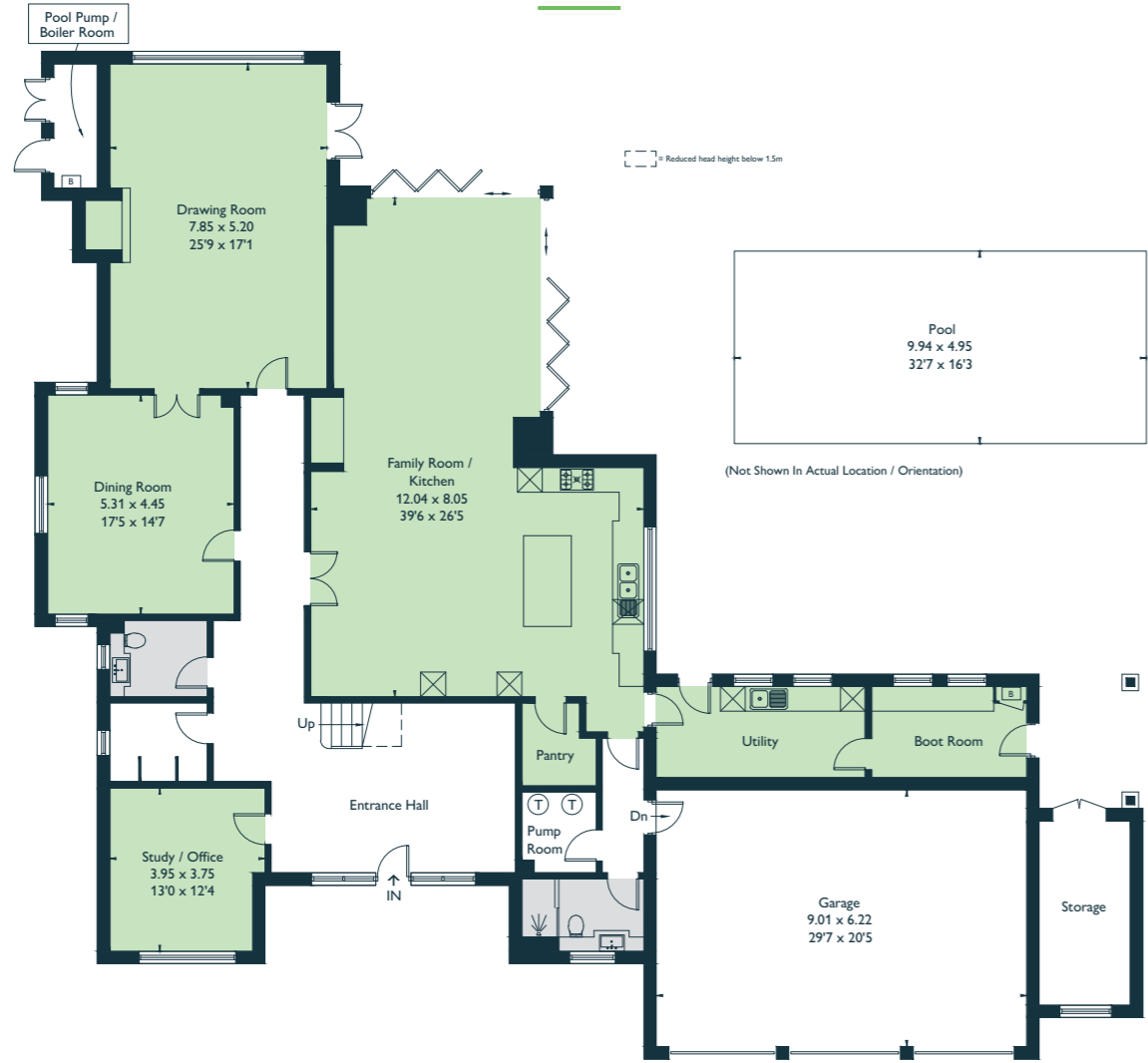
For families with children, there's a choice of 'Good' or 'Outstanding' state schools nearby. The closest is The Butts Primary School, which is only five minute drive away, on the outskirts of Alton. Older children have the option of Amery Hill School which is just a 7 minute drive. For independent school choices, Lord Wandsworth College, Winchester College and St Swithun's School are all within a 30 minute radius.

Floorplans

MAIN HOUSE
7,981 sq ft (741.5 sq m)

OUTBUILDINGS
90 sq ft (8.4 sq m)

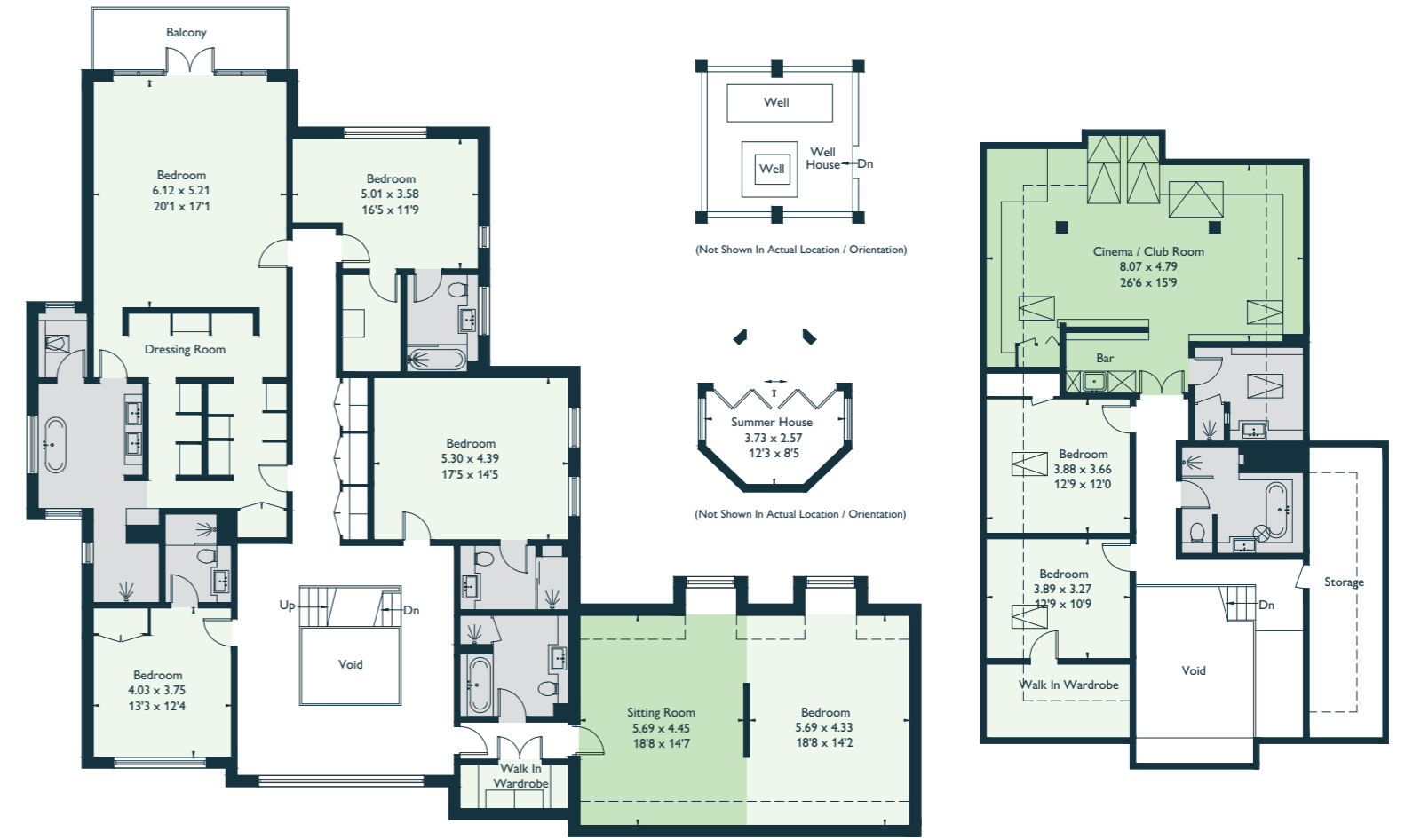
TOTAL
8,071 sq ft (749.9 sq m)



GROUND FLOOR



Floorplans



FIRST FLOOR



SECOND FLOOR

Finer details

OVERVIEW

- Spectacular house with circa 8,000 sq ft of sumptuous accommodation
- 0.5 acre private, tranquil plot with elevated woodland views
- 7 bedrooms (5 en suite)
- Spacious master suite with superb dressing room and en suite bathroom
- 8 bathrooms
- Sensational kitchen/dining and family room with garden and woodland views
- Large formal drawing room
- Dining room
- Quiet study/home office
- Cosy cinema/club room with cocktail bar and automatic drop down screen
- 1 bedroom annexe/apartment with a sitting room and en suite bathroom
- Triple height reception hall with central open staircase
- Broad galleried landings

OVERVIEW (CONT.)

- Prep kitchen with additional ovens and dishwasher
- Walk-in pantry
- Utility/boot room
- Offered in immaculate, move-in condition and with no chain

GARDEN & GROUNDS

- Extensive, wraparound dining terrace
- Integral triple car garage
- Luxurious gas heated swimming pool with an electric rigid safety cover discreetly concealed underground
- Hot tub area
- Manicured, south-facing lawned garden, fully fenced
- Summer house
- Storage room
- Private gravel driveway
- Ornamental pond
- Front garden with rose tree avenue
- Original well house

SERVICES

- Mains electricity, gas, water and drainage
- The entire ground floor benefits from underfloor heating, efficiently powered by an air source heat pump
- Gas central heating on the first and second floors
- Full air conditioning in the main bedroom suite, annexe and in the club room
- Monitored alarm system
- CCTV system
- Smoke/heat detectors
- Megaflo hot water system
- BT Broadband speed up to 66 MB
- Council Tax Band H

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IN THE AREA

- Popular village location with lots of community facilities
- Under 10 minutes to the shops and conveniences of Alton
- Trains from Alton to London Waterloo in just over an hour
- Close to lots of walking trails and other country pursuits
- A good choice of local state and independent schools

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