



Beech Mount, Wellhouse Road, Beech, Alton, Hampshire, GU34 4AG

Beech Mount is an attractive and impressive double fronted late Victorian house set in an elevated and private position within fabulous grounds of around 2.8 acres in the heart of the popular rural village of Beech.

Summary of accommodation

Ground Floor Entrance Hallway | Drawing Room | Sitting Room/Study | Family Kitchen
Dining Room | Garden Room | Utility/Laundry Room | Guest WC

Lower Ground Floor Media Room/Gym Cellar Storage

First Floor Principal Bedroom With Dressing Room | Four Further Bedrooms
Two Bathrooms

Second Floor Two Further Bedrooms | Shower Room

Outside Garage | Workshop | Tennis Court | Formal Gardens

In all, approx. 2.8 acres

Distances

Alton 2 miles (London Waterloo from 67 minutes), Basingstoke 12 miles
(London Waterloo from 44 minutes)
(All distances and times are approximate).





Situation

Situated in the popular rural village of Beech, Beech Mount is ideally located for everyday facilities in the Hampshire market town of Alton. There is a wide variety of everyday shops including M&S Food Hall, Waitrose, Lidl and Sainsbury. Sport and Leisure is provided for at Alton Leisure Centre with a number of local golf clubs within 5 miles. Gliding is available at nearby Lasham Airfield. There are numerous picturesque country walks from Beech leading across pretty countryside in all directions. The historic city of Winchester is around 18 miles away with its famous Cathedral, excellent shops and cultural attractions. Schools in the surrounding area are plentiful with numerous choices of well regarded fee and non paying schools at both junior and senior level. Connections to London are good with Alton railway station having a twice hourly service to London (from 68 mins) with the A31 trunk road giving fast access to London (both airports) Winchester and the South Coast.

The Property

Upon entering a spacious elegant reception hall gives access to the principal reception rooms on either side of the house. The drawing room is a wonderful and homely room, with a marble surround fireplace and a wood burning stove together with a lovely bay window to the front. Double doors open to the garden room with bi-fold doors out to the terrace. On the opposite side of the hall, the dining room is equally grand with a bay window and fireplace, enjoys south facing views over the garden to the front and has a door into the excellent family kitchen.

The family kitchen is finished to a high standard with fully fitted appliances, a gas Aga, two separate electric ovens/microwaves, central island, artisan Neolith work surfaces and French doors opening out to the garden.

A rear lobby leads from the family kitchen offering access to the laundry/boot room and Guest WC. Further space and flexibility is provided by an informal sitting room/study/play room off the drawing room and a media room/gym and cellar on the lower ground floor.

Stairs lead up to a wide central landing where there are five large double bedrooms including the principal bedroom with a south facing bay window and adjoining dressing room. The first floor bedrooms are complemented by two family bathrooms. There are two further double bedrooms and a shower room to the second floor, an ideal space for visiting guests or teenagers.

Outside

The house is approached at the front via a pair of recessed electric gates and a sweeping tarmac driveway providing ample parking and access to the detached double garage. There is a very useful detached workshop and store set to the rear of the garage.

The house stands within glorious landscaped grounds of 2.8 acres with broad expanses of lawn together with well-established hedging and a variety of young and fine mature trees and an orchard. The house is set behind a circular pond and is approached via a broad set of steps to the front. A paved terrace adjoining the garden room provides an ideal outside entertaining area. A meadow and a hard tennis court together with a pavilion are set to the rear of the grounds.



Property information

Services: All Mains Services, Solar System with battery storage

Local authorities: East Hampshire District Council

Tenure: Freehold

Council Tax: Band G

EPC: E

Postcode: GU34 4AG

What3Words: ///slouched.snowstorm.lease

Viewings

By appointment through sole selling agent Knight Frank.



Main House = 390.71 sq m / 4,206 sq ft

Garage = 34.04 sq m / 366 sq ft

Outbuilding = 36.47 sq m / 393 sq ft

Total Area = 461.22 sq m / 4,965 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Particulars dated May 2024. Photographs and videos dated May 2024.

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