

# 21 Rosings Grove

Medstead, Alton, Hampshire, GU34 5JN

Price £395,000

wpr





## 21 Rosings Grove

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Price £395,000 Freehold

- Adjacent Lymington Barns shops
- Countryside nearby
- A31 0.4 mile
- Alton High Street 5.5 miles

**A pristine 2 double bedroom detached bungalow completed in 2018 to an upgraded specification with a landscaped garden convenient to Medstead & Four Marks village facilities.**

- Twin aspect sitting room
- Fully fitted dining kitchen
- Luxury bathroom
- Double car parking
- Rear garden 38' x 37'
- Chain-free sale

### DESCRIPTION

One of only three Bertram detached bungalows on the Miller Homes' Austen Fields residential development, the property has the benefit of extras including upgrading to the dining kitchen, bathroom, lighting and power sockets, and flooring (Amtico light wood effect to the reception and kitchen areas, Amtico limestone effect to the bathroom, and fitted carpets to the bedrooms). The pleasing part-tile hung design is also complemented by uPVC double glazing with night vents and security locks, uPVC roofline products, white horizontal panelled effect internal doors with polished chrome finished handles, moulded architraves and skirtings, and a gas heating system served by a Potterton Promax Ultra gas boiler and radiators, most of which have TRVs. The landscaped gardens offer a lawned rear with a paved sun terrace, outside lighting, shed, tap and closeboarded fencing.





## LOCATION

Rosings Grove forms a crescent in an eye-catching development situated adjacent to the Lymington Barns village shopping square, Mansfield Park Surgery, open country and the Mid Hants steam railway. Also handily placed for regular buses on the A31 Guildford-Winchester road, the bungalow has access to Medstead village centre with its cricket green, school, stores/post office, pub, church and local societies. Neighbouring Four Marks provides further shops with the old market town of Alton affording nationals such as Aldi, Lidl, Iceland, M&S, Sainsbury's and Waitrose together with a station for Waterloo.

## DIRECTIONS

From Alton, take the A31 towards Winchester and enter Four Marks. After the village shops and at the bottom of the hill, turn right by the traffic islands towards Medstead onto Lymington Bottom Road. Shortly after passing under the railway bridge, turn left beyond the local shops towards Mansfield Park Surgery and immediately bear left into Longbourn Way. At the top of the rise, bear right and continue until reaching Rosings Grove.

## SERVICES

Mains water, electricity and gas. Private drainage.

## COUNCIL TAX

Band E - East Hampshire District Council 01730 266551  
[www.easthants.co.uk](http://www.easthants.co.uk)



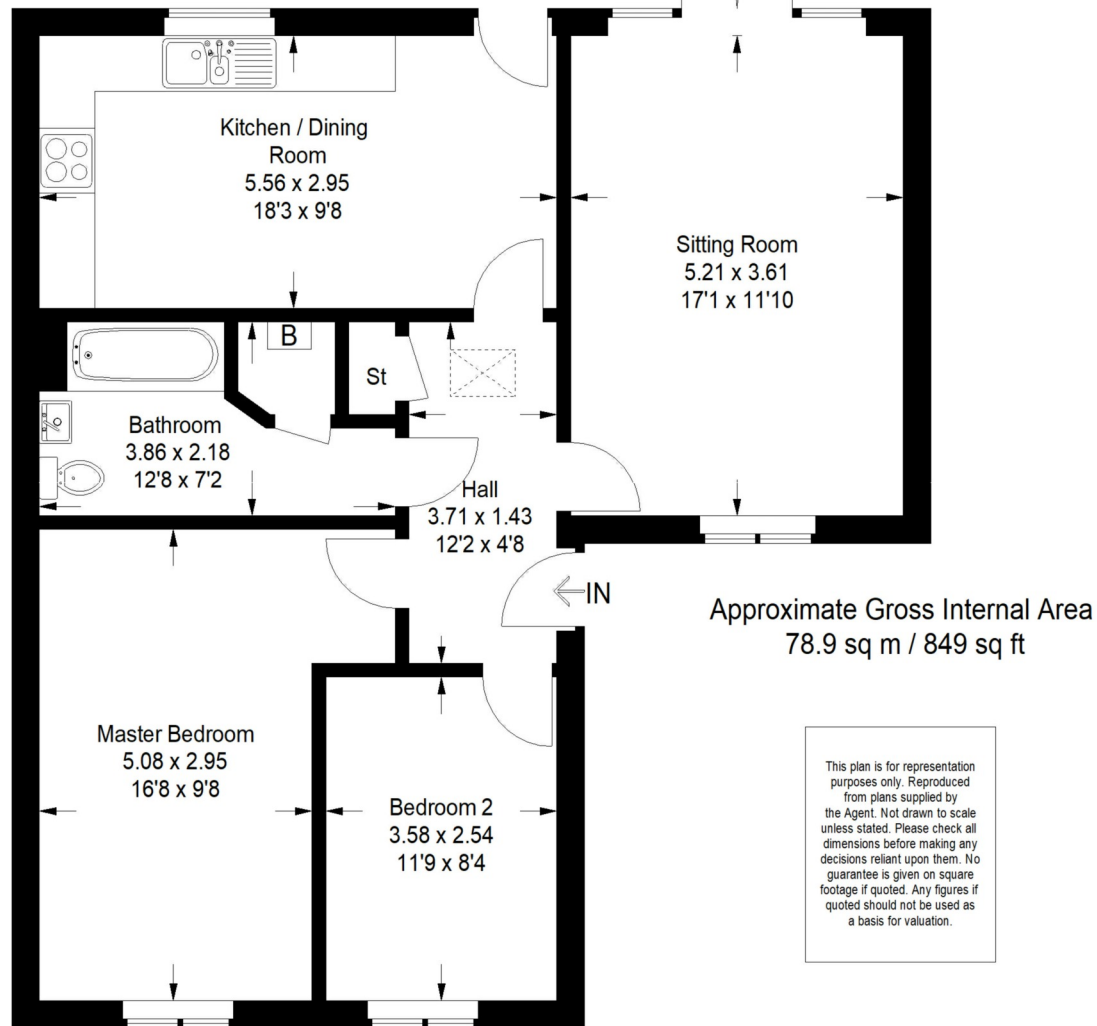
78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: [alton@wpr.co.uk](mailto:alton@wpr.co.uk)

## VIEWING

Strictly by prior appointment with Warren Powell-Richards



# Rosings Grove, Medstead



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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