

AVELEY WYCHEND Goatacre Road, Medstead, Alton, Hampshire GU34 5PU Price Guide £995,000



- Detached Three-Bedroom Bungalow Set Well Back From a Country Lane
 - Integral One-Bedroom Self-contained Annexe
- Ample Parking with Triple Garage and Further Single Garage • Enclosed Private Gardens
 - Pasture Paddock with Gate Leading Directly onto A Bridleway • Approx. 3 Acres In All
- Highly Desirable Location with Lovely Views to The Winchester Hills

REF: EO8661

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Medstead 1 mile • Alresford 5 miles • Alton 6 miles • Winchester 13 miles • Farnham 16 miles

A spacious three-bedroom detached bungalow with an integral one-bedroomed self-contained annexe, set in grounds of approx. three acres with garaging, large gardens and pasture paddock with direct access onto a bridleway, in a highly sought-after location with lovely views to the Winchester Hills.

The current owner purchased the land in 1969 and subsequently had the bungalow built in the late 1970's. The annexe was added about thirty years later and the owner ran a successful cattery business from the property for over thirty years until retiring in 2020.

In the agent's opinion, the paddock is ideal for private equestrian use and there is a concrete base in situ from an old stable yard which has scope to be reinstated, subject to any necessary permissions. A gateway at the bottom of the paddock opens directly onto a bridleway giving access to many miles of hacking through the surrounding countryside.

The property is set in a beautiful historically-rich part of Hampshire with a wonderful rural feel away from the hustle of larger towns yet only a short drive from Alton which has a variety of independent shops, a modern library and supermarkets including M&S Food, Waitrose and Aldi. Medstead is known for its stunning countryside surroundings and is within easy reach of the South Downs National Park. The area is served by a number of highly regarded schools and there is a mainline rail station in Alton providing direct services to London Waterloo taking just over one hour.

THE RESIDENCE

A detached bungalow set well back from the country lane, with oil fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** to the front is via a **Conservatory** from which glazed double doors open into a **Reception Hall**.

The **Kitchen** was refitted in 2022 with a range of modern built-in units with worksurfaces, stainless steel sink, electric double oven and hob.

The wonderfully large **Living / Dining Room** has been recently refurbished with a new carpet and has a feature stone fireplace with an inset electric fire.

There are **Three Good Sized Bedrooms** and a **Bathroom** fitted with a corner bath, WC, wash hand basin and shower cubicle.

Additionally, there is a **Utility Room** with plumbing for washing machine, built-in storage cupboards and 1½ bowl stainless steel sink, a separate **Cloakroom** with WC, and a **Boot Room** with external door.





SELF CONTAINED ANNEXE

A communicating door from the utility room in the main residence leads through to the adjoining annexe which we understand was added about thirty years ago. It provides a **Kitchen** with built-in cupboards, electric double oven, hob and 1½ bowl sink, a generous **Living Room** with glazed double doors opening out to the garden, and a fireplace with a log burner.

There is **One Bedroom** with an **En Suite Bathroom** fitted with a bath with shower over, WC, and wash hand basin, plus a **Separate Cloakroom** with WC and wash hand basin.

OUTSIDE, OUTBUILDINGS & LAND

A five-bar timber gate opens onto a private gravelled driveway with plenty of parking space for a good number of vehicles. Adjoining the parking area is a **Detached Triple Garage** with three up-and-over doors plus a further **Single Garage**.

Lawned gardens adjoin to the rear and side, enclosed with hedges and a number of mature trees that provide shelter and privacy. Within the rear garden there are **Various Sheds** and **Outhouses** plus several concrete bases left over from the old cattery buildings that have been removed.

The pasture paddock lies beyond the garden, it is fairly level and enclosed with mature hedges.

IN ALL APPROX. 3 ACRES
(About 1.1 Hectares)



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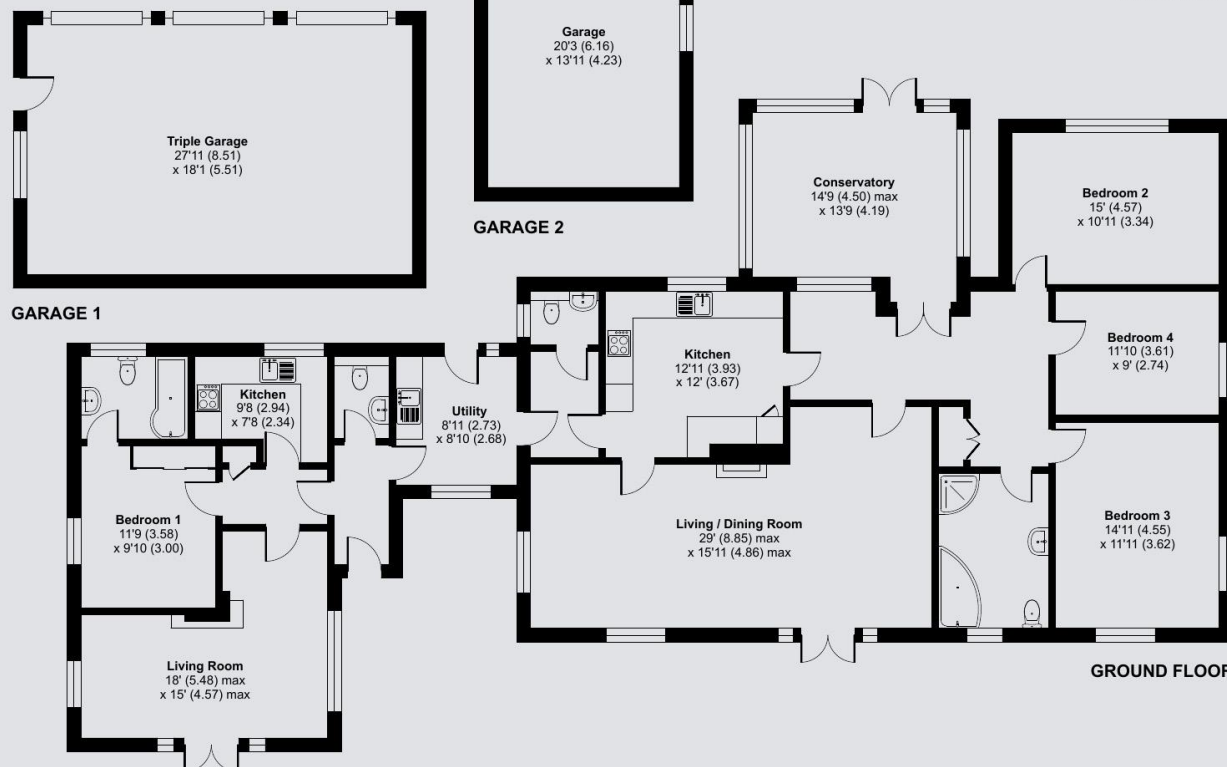
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Goatacre Road, Medstead, Alton, GU34

Approximate Area = 2235 sq ft / 207.6 sq m
Garage = 785 sq ft / 72.9 sq m
Total = 3020 sq ft / 280.5 sq m

For identification only - Not to scale



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST HAMPSHIRE DISTRICT COUNCIL
Tel: 01730 266551

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** E

DIRECTIONS

From the A31 at Four Marks, turn north into Lymington Bottom Road, after half a mile continue straight on at the crossroads and then turn left after a third of a mile onto Paice Lane. Follow Paice Lane for just under a mile to a Y-junction, turn right and Aveley Wychend will be found after a short distance on the left hand side.

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