



**Selbon**

Residential sales & lettings

Paice Lane, Medstead, Alton,  
Hampshire, GU34 5PT

Guide price £800,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Spacious and Flexible Accommodation
- Sought After Location
- Extra Land Available on a Separate Negotiation
- Three Reception Rooms
- Two Bathrooms
- Scope to Extend STPP
- Generous Landscaped Rear Garden
- Garage with Ample Driveway Parking
- Refitted Kitchen/Breakfast Room
- Wonderful Views

Selbon Estate Agents are delighted to offer to the market this three-bedroom detached extended bungalow which is situated within the sought-after village of Medstead. The property has been finished to a high standard by the current owner with the added benefits of three reception rooms, ample driveway parking leading to a single garage, a re-fitted kitchen/breakfast room, a beautiful landscaped rear garden and scope to extend S.T.P.P.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The light and airy kitchen/breakfast room offers worktops, plenty of storage, double oven, centre breakfast bar and a range of integrated appliances including double oven, dishwasher and fridge/freezer. Next to the kitchen you have a useful utility room which offers space for additional appliances. The spacious dining room is set next to the kitchen and offers direct access to the sitting room and 22ft conservatory. Both the sitting room and conservatory offer access to the rear garden through a set of French doors. The accommodation is finished with three generous bedrooms and two bathrooms. The family bathroom offers a sink, toilet and bath with shower overhead and bedroom two offers an en-suite shower room.

Externally, the plot extends to around 0.2 of an acre. The enclosed stunning rear garden is mainly laid to lawn with well-established flowers, shrubs, and trees throughout. The garden offers a high degree of privacy, with a spacious patio area ideal for al fresco dining at the rear of the property. At the front of the property, a sweeping gravel driveway offers ample parking and leads to the garage.

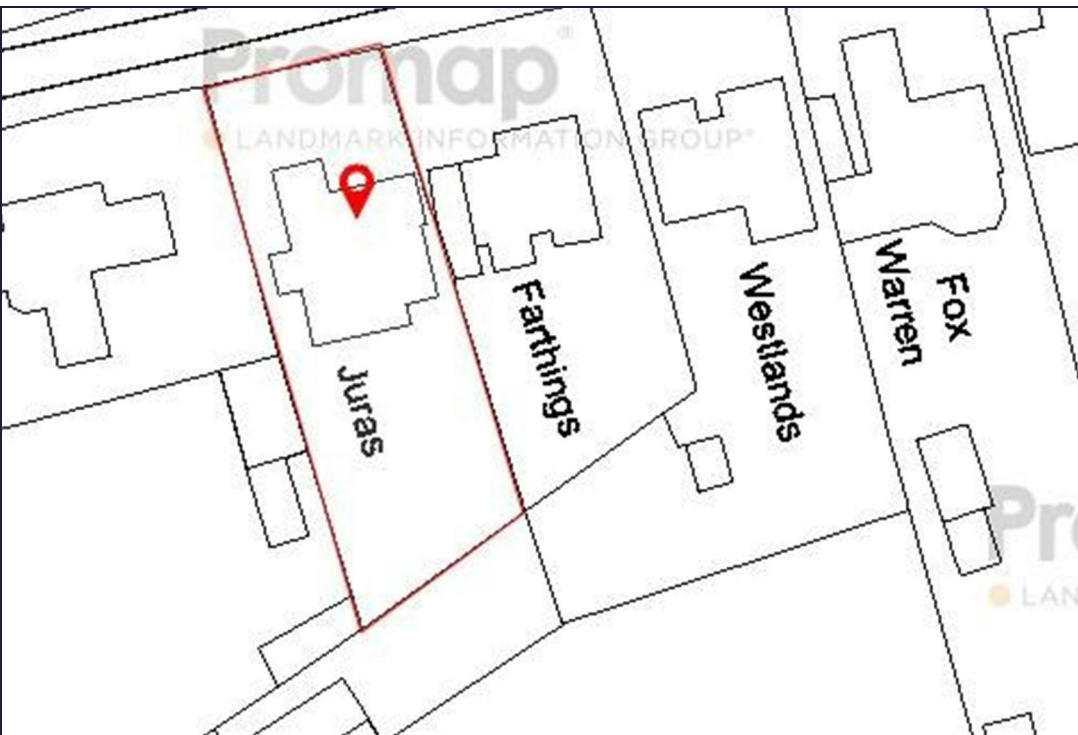
The village of Medstead has a church, public house, primary school, local shops and a number of clubs and societies.





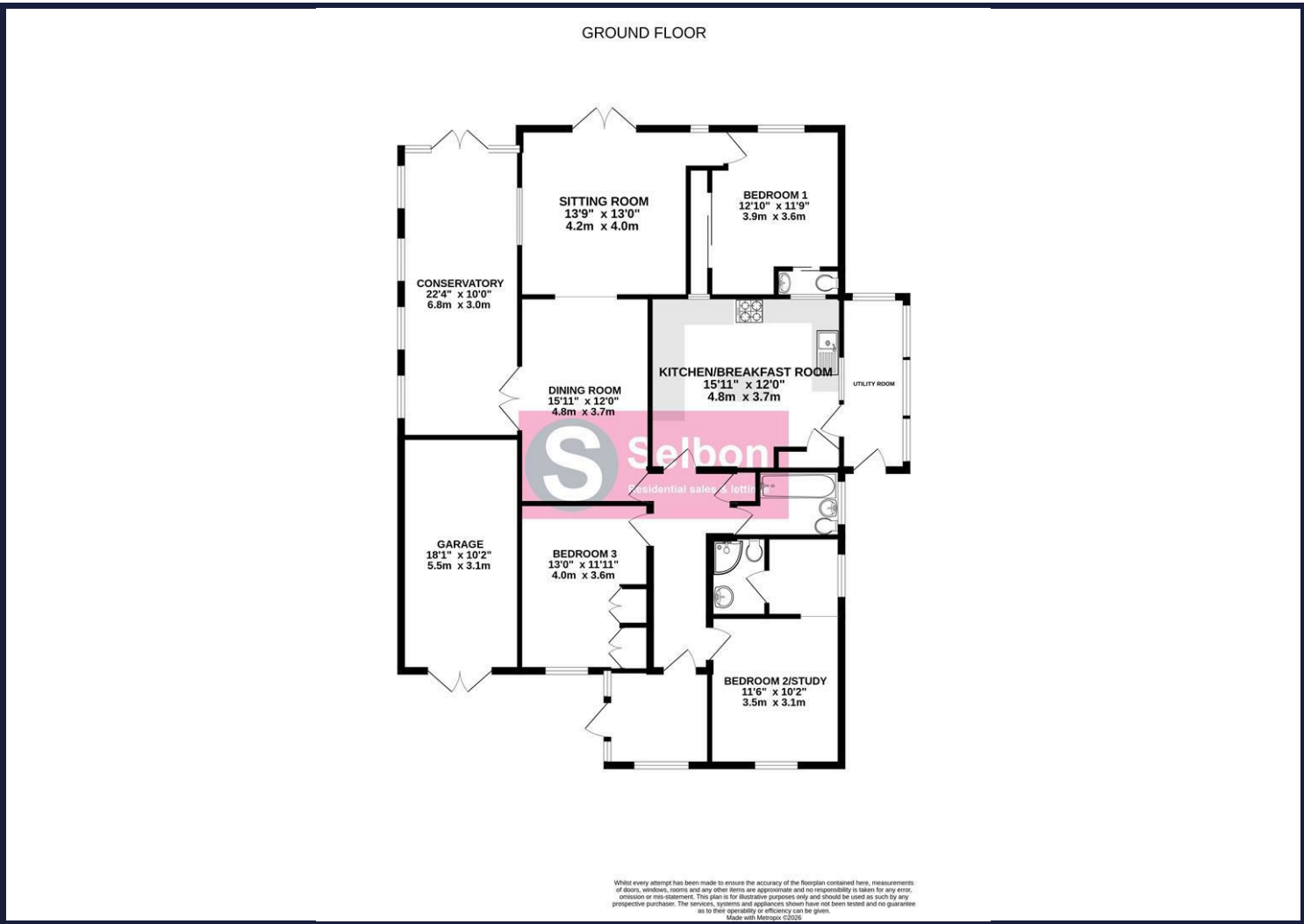








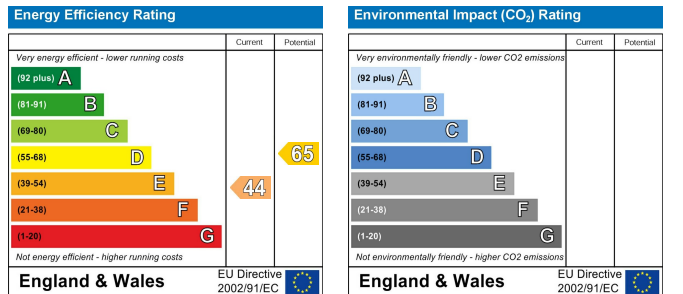
## Floor Plans



## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Council Tax Band: F

### Selbon Property Services Ltd

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