



BEECHWOOD  
BEECH



## A striking, barn-inspired home of scale & substance

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An exceptional and beautifully arranged family home within a small, exclusive gated development on one of Beech's most desirable no-through roads.

Extending to approximately 4,342 sq ft including a superb studio annexe, Beechwood combines architectural presence with carefully considered interior design – the result of significant investment and thoughtful reconfiguration by the current owners.

## An impressive arrival

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Approached via electric gates and a private driveway serving just five homes, Beechwood enjoys a setting that feels calm, established and quietly exclusive from the outset.

Built in 2010, the house takes inspiration from modern barn architecture, with strong vertical lines, dark weatherboard-style cladding and brick detailing combining to create a striking yet welcoming exterior. The deep, double-height entrance adds architectural presence while providing a natural sense of shelter as you step inside.

The entrance hall immediately conveys space and light. A broad staircase is ahead, its width and openness subtly drawing you forward towards the kitchen and family room at the rear – the true focal point of the home.

The split-level design gives the interior structure and rhythm, creating a house that feels carefully composed rather than conventionally arranged.



## The centrepiece

The current owners have undertaken a substantial and carefully executed transformation of the rear of the house, investing heavily to create an exceptional kitchen and family space spanning 13.6 metres.

The impact is immediate. The scale, proportions and the quality of finish combine to create a room that feels both impressive and entirely liveable. Large-format porcelain flooring runs throughout, and full-width sliding doors open onto the south-facing terrace, drawing the garden into the space and filling the room with natural light from early morning through to dusk.

*"Rooms of this scale are uncommon; rooms executed with this level of clarity and detail are rarer still."*

At its centre sits the Italian Doimo Cucine kitchen, installed in December 2021 and specified without compromise. Dark contemporary cabinetry contrasts beautifully with Calacatta marble work surfaces and a substantial waterfall island that commands the room without dominating it. The island comfortably seats five, making it ideal for informal kitchen suppers, children gathered with homework, or guests talking to the chef while dinner is prepared.





The specification has been chosen with entertaining very much in mind. Four Miele ovens and two warming drawers are seamlessly integrated within the cabinetry, allowing for serious cooking when hosting on a larger scale. The Bora X Pure induction hob sits flush within the island, maintaining clean lines while offering excellent performance. A Quooker boiling tap and integrated wine fridge complete a suite that is both practical and indulgent.

The cabinetry itself is beautifully crafted and thoughtfully configured, with dedicated spice drawers and well-designed internal divisions that make preparation feel intuitive and organised without visual clutter.

A generous walk-in larder and a separate utility room directly off the kitchen ensure the main space remains calm and composed, even when entertaining extensively.



BEECHWOOD

The dining area sits effortlessly between kitchen and garden, easily accommodating large dinner parties while still feeling part of everyday family life.

Three distinct seating areas allow the room to evolve throughout the day. A relaxed television space near the kitchen anchors family time, while the quieter seating area arranged around the log burner becomes particularly atmospheric in the evening.





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## Space for every moment

A gentle split-level from the entrance hall leads to two beautifully considered reception rooms that add depth and flexibility to the ground floor.

The study is a bright and inviting space, lined with bespoke library shelving that gives the room warmth and character. Natural light filters in through generous windows, creating a calm and uplifting environment – equally suited to focused work, reading or a quiet morning coffee. It feels intentional and properly separate from the main living space.

Opposite sits the television and media room – designed for proper downtime. A 65-inch wall-mounted television is complemented by a Sonos sound bar and integrated ceiling speakers powered by a dedicated Sonos amplifier, creating a rich, immersive experience without dominating the room.

It is a space that lends itself to long winter evenings, family film nights or closing the door to watch the match uninterrupted.





## Elevated & private accommodation

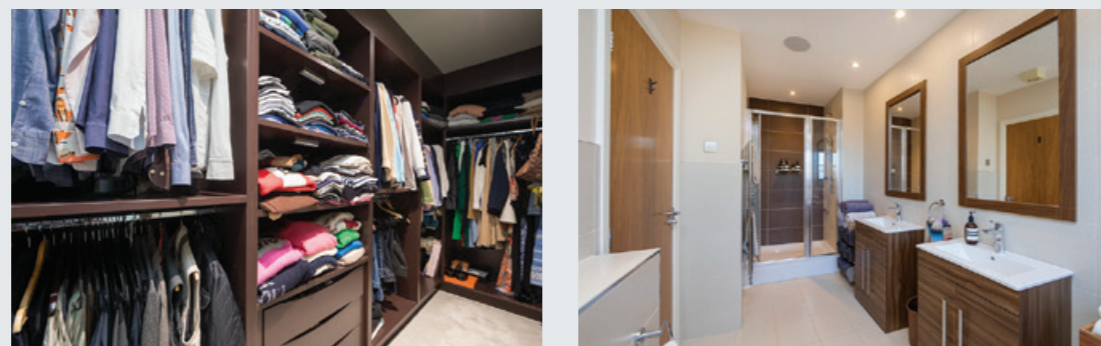
The principal suite occupies a superb position on the first floor, with all principal bedrooms enjoying a south-facing aspect over the rear garden and the neighbouring pretty colonial style chapel.

Wide sliding doors open from the principal bedroom onto a private balcony – perfectly positioned to capture sunlight throughout the day and a particularly pleasant spot for a morning coffee or a quiet evening wind-down. The room itself is generous and beautifully proportioned, filled with natural light and offering ample space for a super-king bed and additional seating.

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A well-sized dressing area provides excellent storage and separation from the sleeping space, leading through to an en suite bathroom finished in a calm, contemporary palette. Twin basins sit within a wide vanity unit, complemented by both a bath and a separate shower, giving the room a sense of space and quiet comfort.

On this half-level there are two further bedrooms, both facing south and overlooking the garden. One is a comfortable double, while the other offers flexibility as a bedroom, nursery or additional study. These rooms share a well-appointed family bathroom fitted with both a bath and a separate shower.





Continuing up to the next half level, there are two further bedrooms, each enjoying a greater degree of privacy from the principal suite below.

One is a generous double bedroom with its own en suite bathroom, making it ideal for older children or guests.

Alongside sits another substantial room, currently arranged as a second study and gym. With its own en suite shower room and lovely distant views across the valley, it provides an excellent separate workspace – complementing the more library-style study on the level below.



## The top floor

At the top of the house is an exceptional upper-level room measuring approximately 11.55 x 4.42 metres. Flooded with natural light from six Velux windows, the space feels expansive and remarkably versatile. Currently arranged as a luxurious bedroom suite with sleeping, lounge and study areas, it would make an outstanding teenage retreat, guest suite or creative studio.



## The great outdoors

The south-facing terrace spans the full width of the rear elevation, creating a broad and inviting outdoor entertaining space that flows directly from the kitchen and family room. Sliding doors allow the interior to open seamlessly onto the terrace, making it particularly well suited to summer dining and relaxed evenings with friends, while the south-facing orientation allows sunlight to stream in throughout the day.

Beyond, the garden is designed to be practical and manageable, with a lawn providing space for children to play without feeling extensive. Mature hedging and three protected beech trees add structure and privacy, while still allowing light to filter through and the garden to feel open and bright.





## Independent annexe

Positioned above the double garage, the self-contained studio annexe provides approximately 421 sq ft of well-proportioned and highly versatile accommodation.

Complete with its own kitchen and separate shower room, the space offers genuine independence – ideal for visiting family, older children, an au pair, or a dedicated work-from-home environment.

It is rare to find annexe accommodation of this scale so seamlessly integrated within a modern family home. Including the annexe, total accommodation extends to approximately 4,342 sq ft.



## Life in Beech

Beechwood benefits from being on a quiet, no-through road. Countryside walks are moments away. A short walk leads to the village football pitch and children's playground. The village hall offers yoga, Pilates, dance, art classes and a bridge club.

Alton is less than 10 minutes away, with independent boutiques, restaurants, and a sports centre. Trains from Alton to London Waterloo take just over an hour.

Road links are excellent with the M3, A31 and A3 all within easy reach.

For families, there's a choice of 'Good' or 'Outstanding' local schools. The Butts Primary School is a five-minute drive; Amery Hill is seven minutes. Independent schools nearby include Lord Wandsworth College, Winchester College and St Swithun's.

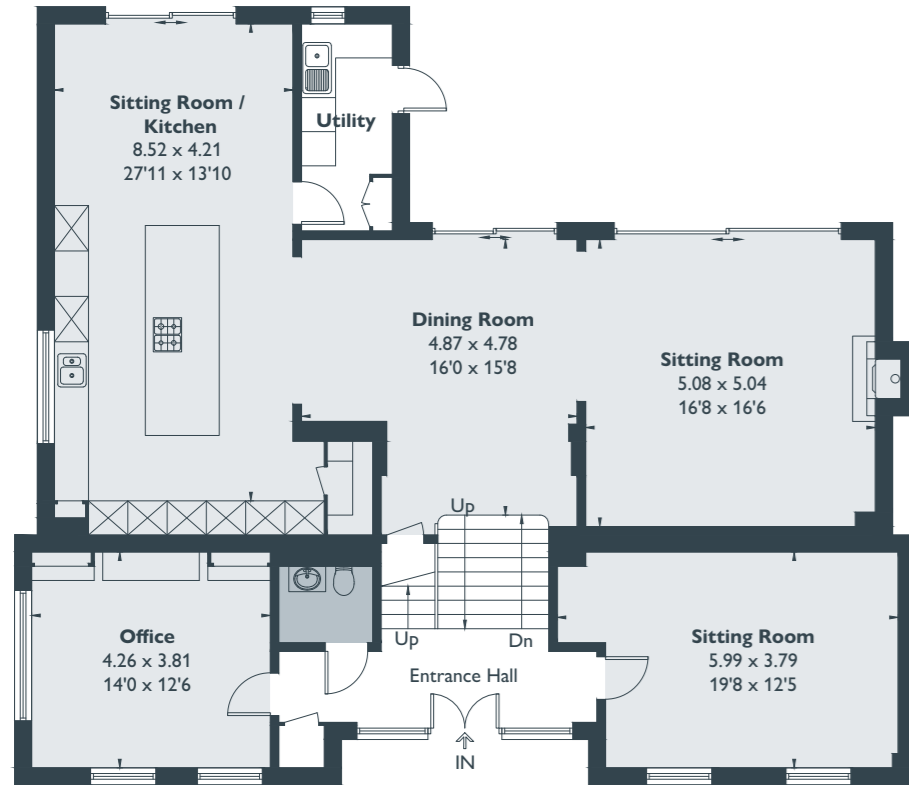
# Floorplans

**MAIN HOUSE**  
3,921 sq ft (364.3 sq m)

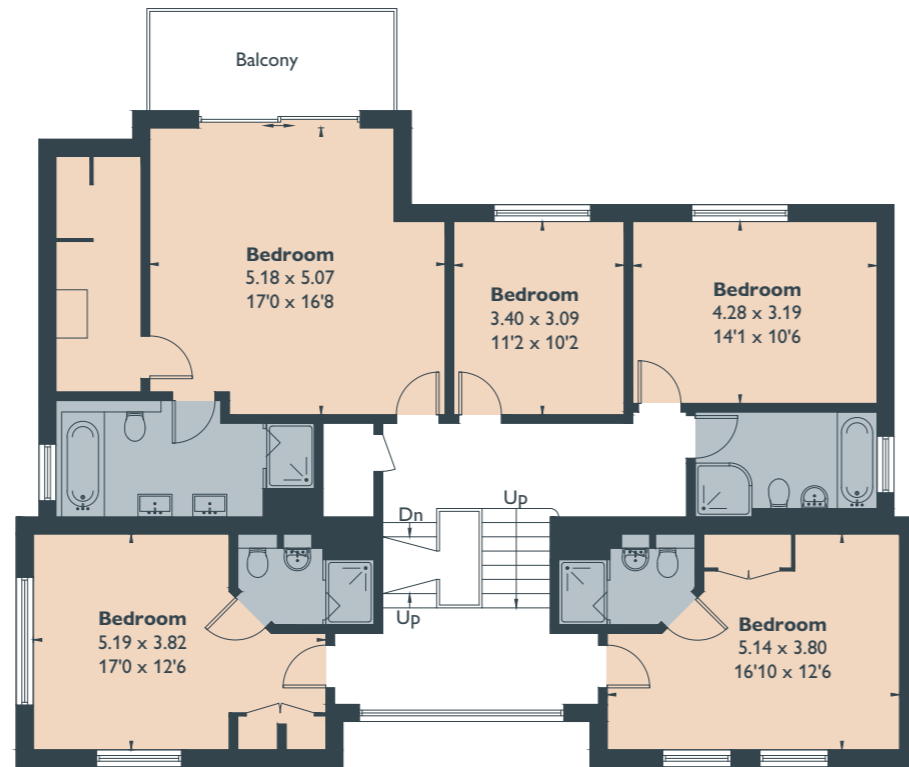
**ANNEXE**  
421 sq ft (39.7 sq m)

**GARAGE**  
341 sq ft (31.7 sq m)

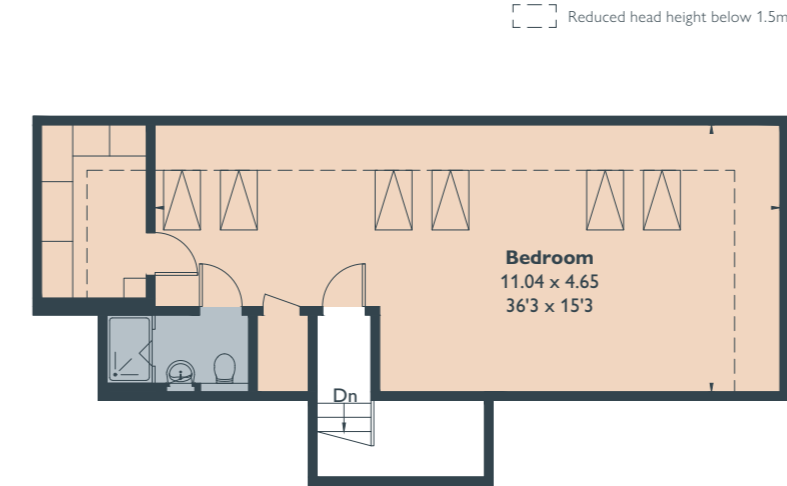
**TOTAL**  
4,683 sq ft (435.7 sq m)



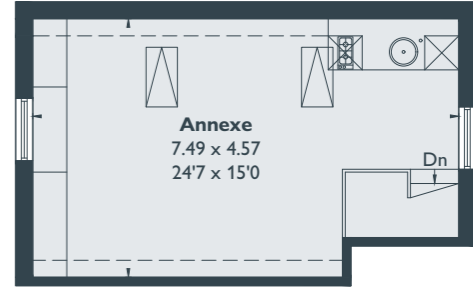
**MAIN HOUSE**  
Ground Floor



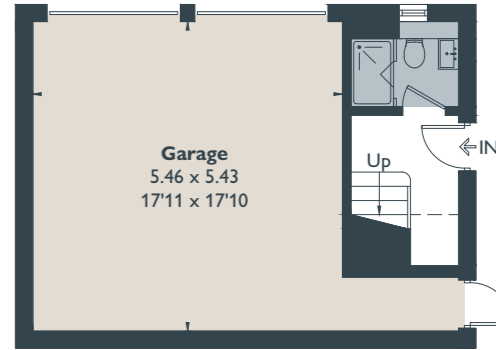
**MAIN HOUSE**  
First Floor



**MAIN HOUSE**  
Second Floor



**ANNEXE**  
First Floor



**GARAGE**  
Ground Floor

# Floorplans



# Finer details

## OVERVIEW

- Architecturally striking barn-inspired family home within a private gated setting of just five houses
- Quiet no-through road in one of Beech's most desirable positions
- Approximately 4,342 sq ft of thoughtfully arranged accommodation including studio annexe
- Exceptional 13.6m kitchen, dining and family room – the defining space of the house
- Italian Doimo Cucine kitchen (installed December 2021) with Calacatta marble island seating five

- Four Miele ovens, two warming drawers and Bora X Pure hob – designed for serious entertaining
- Six-bedroom arrangement with four en suites and south-facing principal rooms
- Elevated principal suite with balcony, dressing area and generous en suite
- Self-contained annexe above double garage, ideal for guests, independent living or home working
- South-facing garden and terrace offering excellent privacy and natural light

## SERVICES & FEATURES

- Private electric gated entrance serving just five homes
- Full-width sliding doors opening onto a south-facing terrace
- Mature, private rear garden with open south-facing aspect
- Origin Acoustics in-ceiling speakers with dedicated Sonos amplification
- Gas boiler serving underfloor heating to ground and first floors, radiators to second floor
- Part HardiePlank® fibre cement cladding – durable, low maintenance and resistant to water, mould and fire
- High-pressure hot water system and high-quality double glazing
- Mains gas, electricity, water and drainage | Ultrafast broadband available (up to 1,600 Mbps)
- Self-contained annexe with kitchen and independent shower room
- Double garage with generous driveway parking
- Freehold | Council Tax Band G | Communal driveway maintenance contribution approximately £100 per month

## IN THE AREA

- Just six minutes' drive to the shops, restaurants and facilities of Alton
- Trains to London Waterloo in just over an hour
- Excellent road links via A31 to A3 and M3
- Vibrant village hall offering a wide range of activities
- Close to a range of 'Good' or 'Outstanding' local schools
- Wonderful country walks straight from the house
- Peaceful no-through road in popular village setting

## ENERGY PERFORMANCE

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

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