



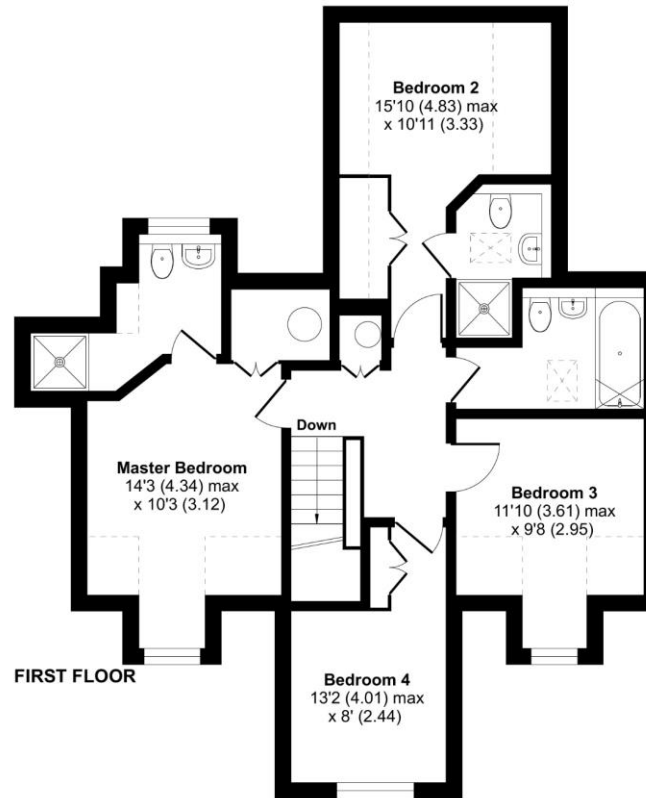
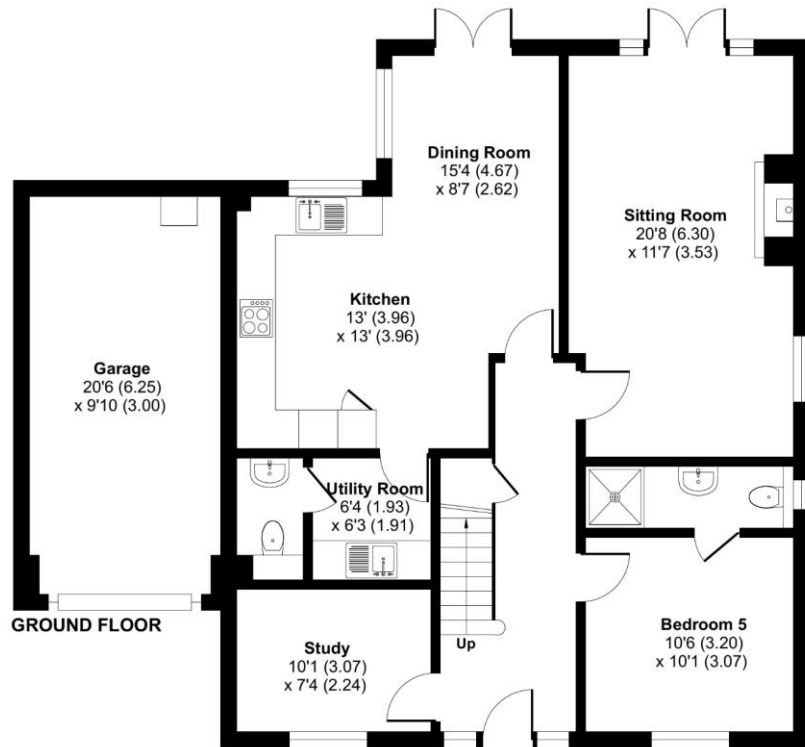


## ACCOMMODATION

Modern and contemporary home situated on a prestigious development with high-quality designs throughout. Occupying a quiet and convenient position along a no through road within a delightful cul-de-sac setting, this substantial property encapsulates the true essence of a family home and is a fine example of modern living with the opportunity to have a multi-generational lifestyle. Located in the heart of the popular Hampshire village of Medstead, this high-quality property has been designed to create light and airy accommodation throughout. Fixtures and fittings have been carefully crafted by the current owners along with the developer to create the perfect family space. The substantial entrance hall leads to all the principal rooms. The accommodation includes a well-appointed sitting room of traditional design with feature fire place and French doors opening out onto the private enclosed garden. The impressive designer kitchen/dining room is finished to the highest standard, fully fitted with integrated appliances and clever storage solutions, along with French doors to the outside dining area. The accommodation continues to delight with a well-proportioned home office and guest accommodation with en-suite shower room. Completing the ground floor is a convenient guest cloakroom and useful utility. Stairs rise to the first floor, the principal bedroom benefits from fitted wardrobes and a luxury en-suite shower room with the second also having the addition of an en suite shower and fitted wardrobes. Two further doubles are all served by the luxury family bathroom. Externally, the private wrap around garden has been beautifully landscaped and well maintained with a large lawn area along with mature flower beds and an established vegetable garden. An elegant patio is the perfect place for an immersive dining experience and leads to both rear French doors. To the front of this home is a driveway leading to the garage. This home has a private drainage system.



Approximate Area = 1769 sq ft / 164 sq m (includes garage)  
 Limited Use Area(s) = 90 sq ft / 8 sq m  
 Total = 1859 sq ft / 172 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	<b>82</b>	<b>82</b>
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 841311



## SITUATION

The property occupies a secluded and rural position on the edge of the sought-after village of Medstead which is nestled in the quintessential English countryside and is perfectly placed for all lovers of the great outdoors. The village is steeped in history that delights with much character and diverse architecture. Medstead has a church, public house, primary school, local shop and a number of clubs and societies. The village hosts a vibrant community, and an excellent range of leisure opportunities including bowls, tennis and cricket clubs amongst a wealth of local shops and businesses. The well-regarded Medstead Church of England Primary School lies immediately south of the village, within close proximity to Butterflies Preschool, and minutes' drive from Eggar's secondary in nearby Alton. Outdoor pursuits include breath taking walks in ancient woodland with a network of footpaths over the varied landscapes, as well as riding and rambling which are all available. Road and rail links are provided by the M3 motorway and Alton train station with a regular service to London Waterloo.



### **SPECIFICATION**

- Superb family home
- Sought-after location
- Four/five double bedrooms
- Impressive designer kitchen
- Family room/Bedroom 5 and home office
- Luxury en-suites and family bathroom
- Private and landscaped gardens
- Garage and driveway parking

### **LOCAL AUTHORITY**

East Hampshire District Council

### **GUIDE PRICE**

Offers in the Region of £850,000

### **TENURE**

Freehold