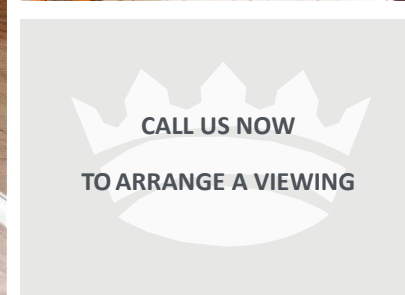




The Oaks, Medstead, Alton, GU34 5PS



SPECIFICATION

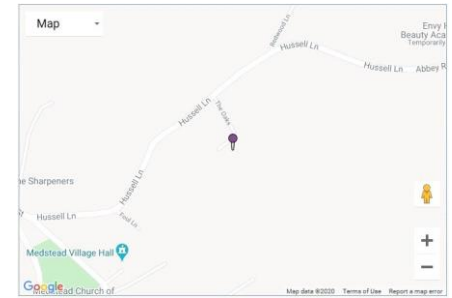
- Over 2500 Sq Ft
- Five Bedroom Detached Family Home
- Four Reception Rooms
- Three Bathrooms
- Kitchen
- Utility
- Driveway Parking
- Large Detached Double Garage
- Sought After Location
- Countryside Views

ACCOMMODATION

Gravitate towards the perfect life with this desirable five bedroom exquisite family home. Situated at the end of a quiet no-through road on the outskirts of the sought after village of Medstead, arrives this elegant and spacious property. This charming home comes to market offering entrance hallway, cloakroom, large sitting room with fireplace and doors to the private rear garden, kitchen, utility, family room, dining room, and study, complete the ground floor. Stairs lead to the first floor where you will find the four piece family bathroom and the five generous bedrooms with an array of integral storage, bedroom two and the principal suite both offer en-suite bathrooms. Externally to the front is a well-manicured lawn area with a tarmac driveway for multiple vehicles leading to the detached double garage, with electric doors and side access. The private rear garden is well planted with mature herbaceous borders and trees, manicured lawns, shed, large workshop with power and light and a paved terrace area ideal for alfresco socialising in the summer months, ideal for soaking up the tranquil, countryside vista. Home is truly where the heart is with this handsome home and early viewing is highly recommended.



Approximate Area = 191.5 sq m / 2061 sq ft
 Garage = 30.9 sq m / 332 sq ft
 Workshop = 15.2 sq m / 164 sq ft
 Total = 237.6 sq m / 2557 sq ft (Excluding Shed)
 Including Limited Use Area (1.1 sq m / 12 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 261146

SITUATION

The picturesque village of Medstead, has a church, public house, primary school, local shops and a number of clubs and societies. It is approximately a 12 minute drive from the popular market town of Alton. Alton itself has a good range of high street shops and a weekly market whilst Guildford, Farnham, Winchester and Basingstoke collectively provide a wider range of shopping facilities as well as a mainline railway station connecting to London Waterloo.

LOCAL AUTHORITY

East Hampshire District Council

GUIDE PRICE

Asking Price £925,000

TENURE

Freehold



Your local multi-award winning agents



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Julius Caesar House, 66 High Street, Alton, Hampshire, GU34 1ET
alton@chartersestateagents.co.uk

