



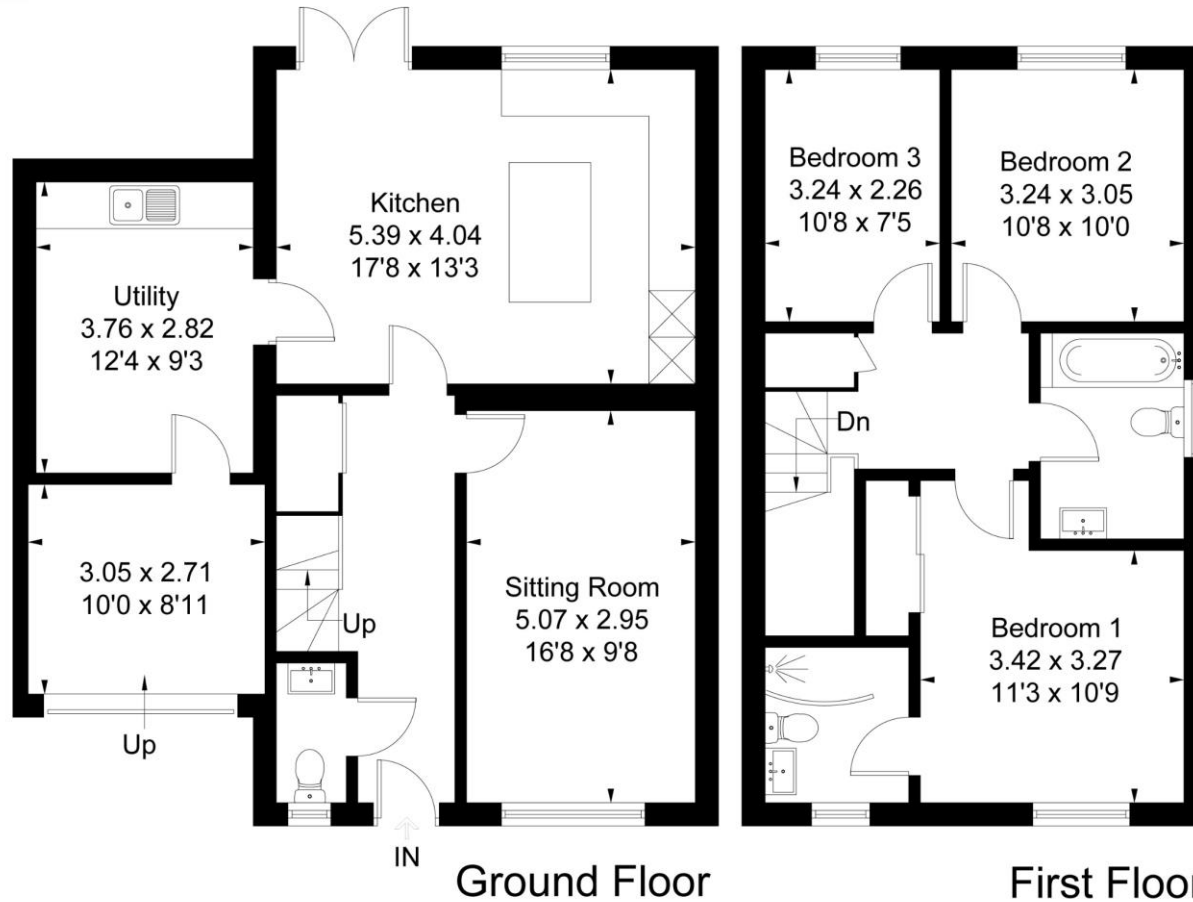


ACCOMMODATION

Home is where the heart is with this exceptional three-bedroom detached family home. Ideally situated within the sought-after village of Medstead and only a short stroll to all amenities, main bus/commuter routes and country walks straight from your own front door, this is definitely one property not to be missed. Offering approximately seven years NHBC still remaining and designed by the renowned and prestigious developer Bargate, this stunning home truly sits in a class of its own. With its bespoke, contemporary decor throughout and having been upgraded and re-designed by the current owners this style conscious home comes to market offering entrance hallway, cloakroom, sitting room, utility room and a sensational 'hub of the home' kitchen/dining/snug area with French doors to the rear garden. Stairs lead to the first floor where you will find the family bathroom and the three generous sized bedrooms with the principal suite offering en-suite shower. Externally to the front of the property is driveway parking with a car charging port available and access to the converted garage/gym. Side access leads to the beautifully designed well planted garden with a newly designed terrace area, ideal for al-fresco socialising in the summer months. This is truly a rare treat to market



Approximate Area = 122.7 sq m / 1321 sq ft and Garage



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 290805

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(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	

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.



SPECIFICATION

- Detached three-bedroom house
- Sought-after village location
- 'Hub of the home'
- Kitchen/dining/snug area
- Utility
- Cloakroom
- Two bathrooms
- Driveway parking
- Private garden

LOCAL AUTHORITY

East Hampshire District Council

GUIDE PRICE

Asking price £515,000

TENURE

Freehold

Annual Estate Service Charge: £300.00

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.