







Soldridge Road, Medstead, Alton, Hampshire, GU34 5JF

Nestled within the sought after village of Medstead and surrounded by open fields and stunning countryside is this charming, beautifully presented characterful cottage, oozing with a unique blend of historic elegance with a contemporary twist.



- Exquisite detached cottage
- Four bedrooms
- Three bathrooms
- Three reception rooms
- Stunning kitchen/breakfast/sitting room
- Separate utility
- Study
- Three wood burners
- Dining room
- Sitting room
- Large summerhouse with wood burner
- Stunning wrap-around garden
- Approximately 1/2-acre plot
- Double garage with power and light
- Driveway parking for multiple vehicles
- Private gated access
- Sought after village location
- Underfloor heating

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ACCOMMODATION

Nestled within the sought after village of Medstead and surrounded by open fields and stunning countryside is this charming, beautifully presented characterful cottage, oozing with a unique blend of historic elegance with a contemporary twist. This exquisite property is truly a rare gem to the market and offers a generous, flawless interior, home is definitely where the heart is with this handsome home. It comes to the market offering a family orientated, country style kitchen/breakfast/sitting room with wood burner, the kitchen offering functionality and style with an array of storage space and modern appliances. From the family room you enter the dining/second reception room, where French doors open up in to the spacious dual aspect sitting room with a large inglenook fireplace, the perfect place to relax and unwind after a busy day. There is also a newly installed downstairs shower room, separate utility/boot room and a cosy, dual aspect study with a wood burner. The stairs are accessed via a doorway that ascends to the first-floor landing, off of where the four generously sized bedrooms, each beautifully presented can be found, all offering ample space for relaxation and rejuvenation. The principal suite offers an array of bespoke wall to wall integrated storage and there is an impressive guests suite with en-suite shower facilities. The exquisite four-piece family bathroom comes with a separate shower cubical and a luxury freestanding, claw foot bathtub, the perfect sanctuary to unwind after a long day, this completes the accommodation on the first floor. Externally, this outstanding cottage is accessed via double gates leading you in to a large gravel driveway for multiple vehicles. There is a detached double garage, bin store and beautifully planted raised beds full of perennial planting and vegetables. The unarguable position plot wraps around the cottage and is planted to perfection with mature hedgerows and trees. To the rear of this handsome home you will find a large terrace area, ideal for al fresco socialising in the summer months, with a pergola and a summerhouse that is truly beyond compare. It has its own kitchenette, wood burner, power/light bi-folding doors leading out to a private veranda and views out across the grounds, the perfect place to relax on a summer's evening. This amazing property is full of timeless elegance surrounded by fields and open countryside, with scenic country walks right on your doorstep. Early viewing is highly recommended. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.



SITUATION

The picturesque village of Medstead is approximately a seven minute drive from the popular town of Alton and offers a church, public house, primary school, local shops and a number of clubs and societies. The larger villages of Four Marks and Alresford provide a wider range of facilities including the renowned Perins Secondary School in Alresford. The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.

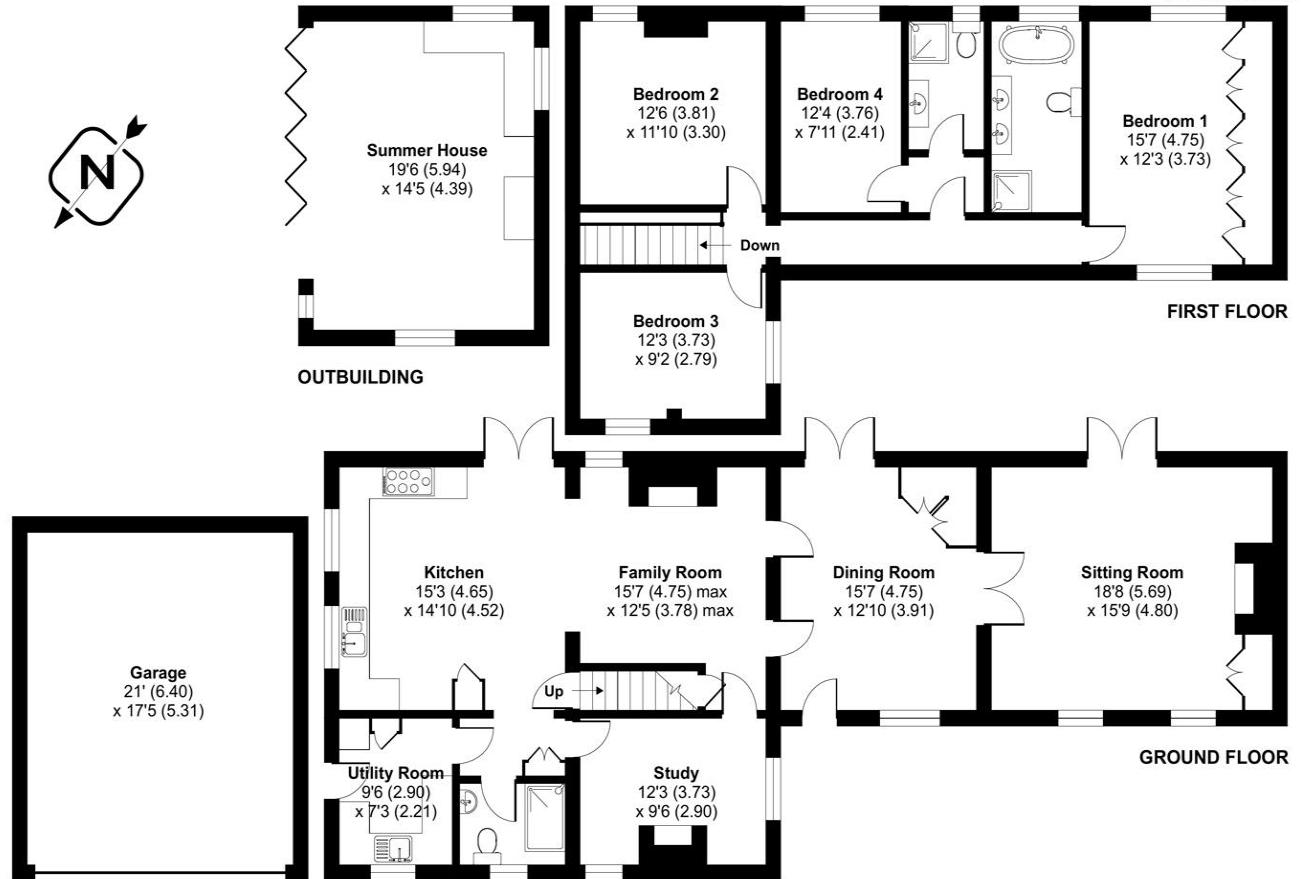




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 2073 sq ft / 192.5 sq m
 Garage = 373 sq ft / 34.7 sq m
 Outbuilding = 288 sq ft / 26.8 sq m
 Total = 2734 sq ft / 254 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Charters Estate Agents Limited. REF: 1088353





LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band: G

GUIDE PRICE

Asking Price £1,150,000

TENURE

Freehold