



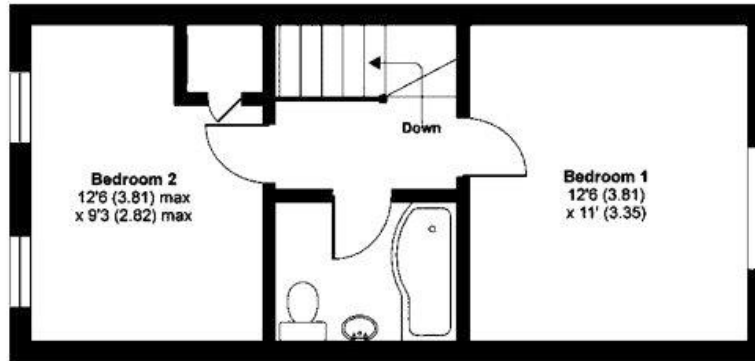
Thornybush Gardens, Medstead, Alton, Hampshire, GU34 5FJ



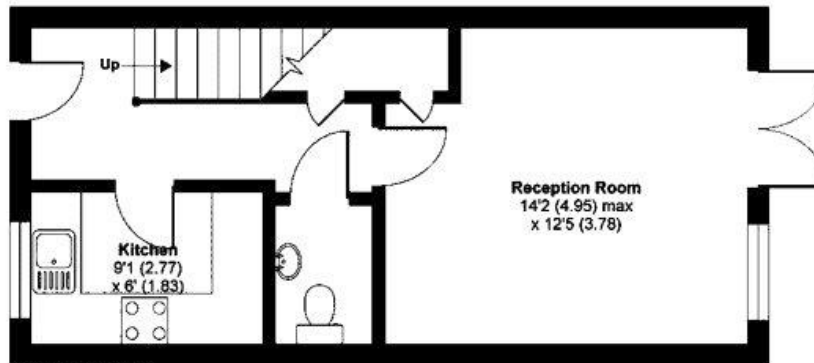
ACCOMMODATION

Stunning, modern two-bedroom family home occupying a quiet and convenient position situated within a no-through road. Located on a prestigious development, this high-quality home has been designed to create light and airy accommodation throughout. The welcoming ground floor comprises an inviting entrance hallway leading to the high-quality kitchen, which is fully fitted with integrated appliances and clever storage solutions. The outstanding accommodation continues to delight with a well-positioned sitting room which has a fresh and contemporary design and French doors opening out onto the private enclosed garden. A cloakroom and storage cupboard complete the downstairs accommodation. Upstairs, the first floor has two well-appointed bedrooms, both served by the family bathroom. Continuing outside, you will gravitate towards the private enclosed garden which has been well-maintained with a mix of mature borders, a vast lawned area and patio perfect for al fresco dining. This home has a private drainage system.

APPROX. GROSS INTERNAL FLOOR AREA 708 SQ FT 65.7 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	79	
(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 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

- High quality family home
- Sought after location
- Two double bedrooms
- Family bathroom
- Mature garden
- Allocated parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: C

GUIDE PRICE

Guide Price £375,000

TENURE

Freehold