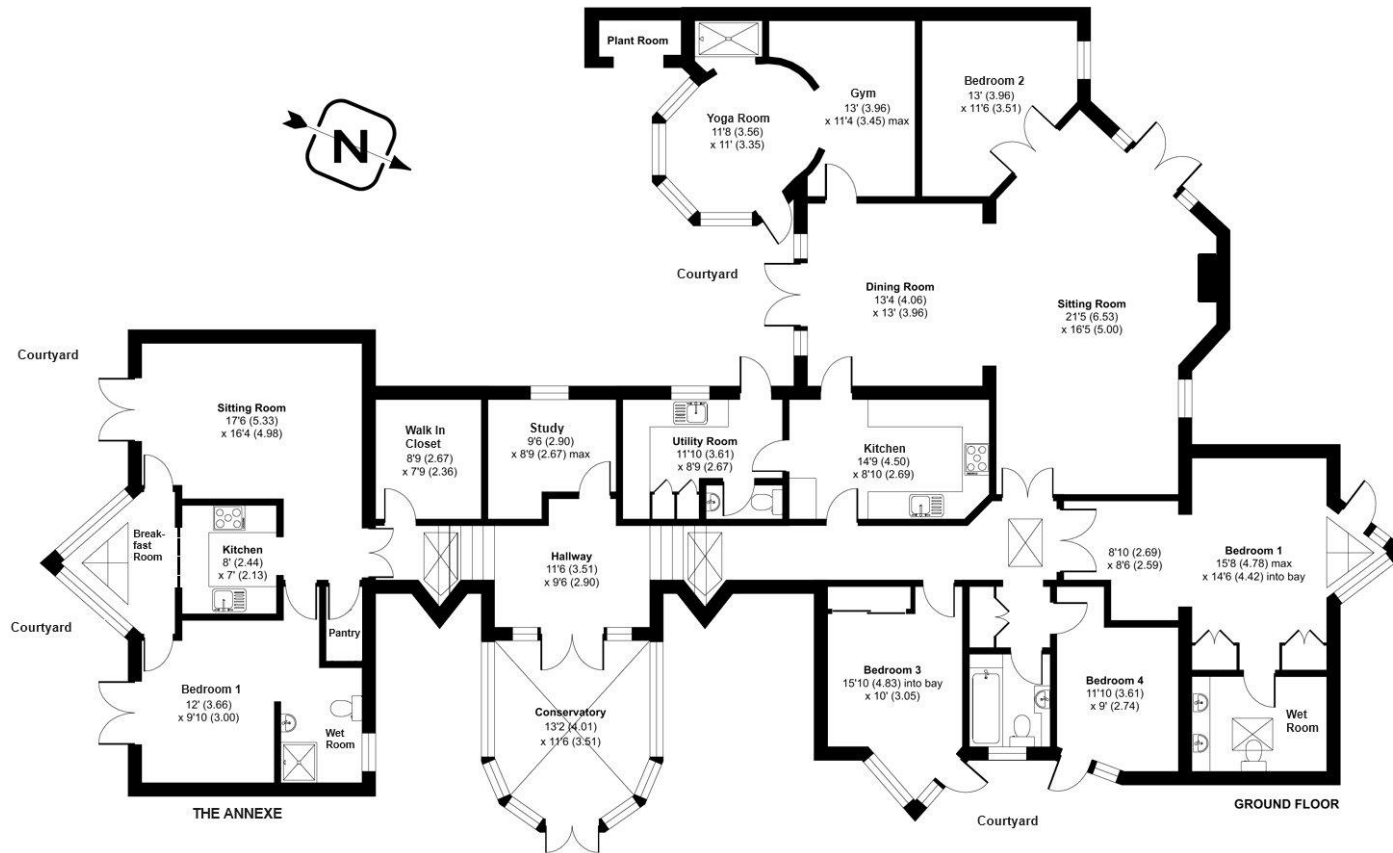


ACCOMMODATION

Encapsulate the style and design of this bespoke, architecturally designed, four bedroom, one-level living, detached home with a separate one-bedroom annex. Ideally situated within the village of Medstead and only a short stroll to the village centre with its local church, village store, gastro style country pub and country walks straight from your own front door, this truly is a unique property not to be missed. The contemporary design has an abundance of curved walls, high ceilings and pillars to mention just a few of the style conscious design aspects. This magnificent property comes to market offering an impressive, bespoke glass conservatory lobby with French doors leading in to the entrance hallway, where you will find the study and a large walk-in closet. Steps lead you down to the main living area that consists of a stunning sitting room with a bespoke fireplace and an open plan dining area, kitchen, a separate utility room, gym, yoga room with shower, the family bathroom and the four generous sized double bedrooms, with the principal suite offering an en-suite wet room. There is also an exceptionally spacious and impressive private annex that offers a light and airy contemporary living space throughout, ideal for two families coming together as one. The annex comprises of a 17ft x 16ft sitting room with French doors leading out to a private courtyard, a part integrated kitchen with walk-in pantry, breakfast room and a double bedroom with French doors leading to the courtyard and an en-suite wet room. Externally, there is private parking for multiple vehicles and the most beautiful garden, full of mature trees, hedgerows, herbaceous borders, seasonal planting and a large pond, along with various terrace areas ideal for al fresco socialising in the summer months. This innovative property is unarguably positioned and is a once in a lifetime opportunity to own a truly unique home, located in one of the most sought-after Hampshire villages. Early viewing is highly recommended.

Approximate Area = 3031 sq ft / 281.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 892645



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

- Detached architecturally designed bungalow
- Sought after village location
- Four bedrooms
- Kitchen and separate utility room
- Stunning sitting/dining room
- Study
- Three bathrooms
- Guest cloakroom
- Gym and separate Yoga room
- Integral one bedroom self-contained annex
- Private driveway parking
- Beautifully planted mature gardens
- Aerobic Digester

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band G

GUIDE PRICE

Guide Price £795,000

TENURE

Freehold