



Boyneswood Close, Medstead, Alton, Hampshire, GU34 5EB

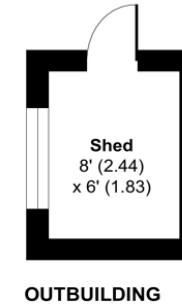
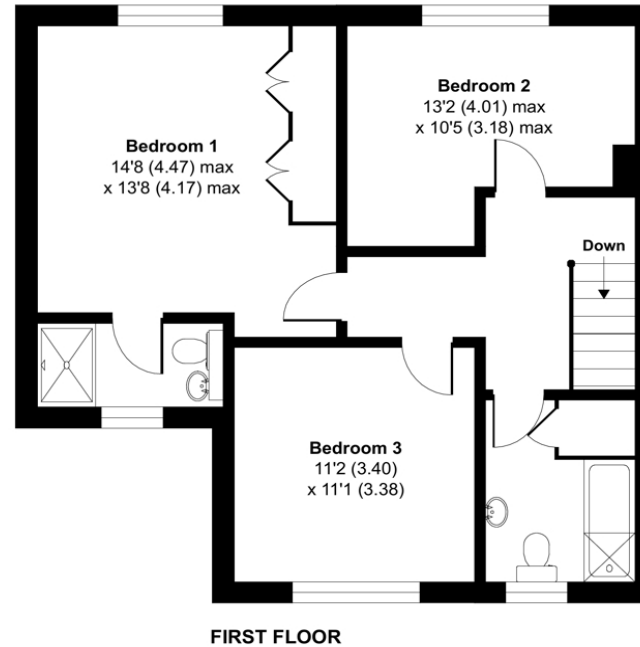
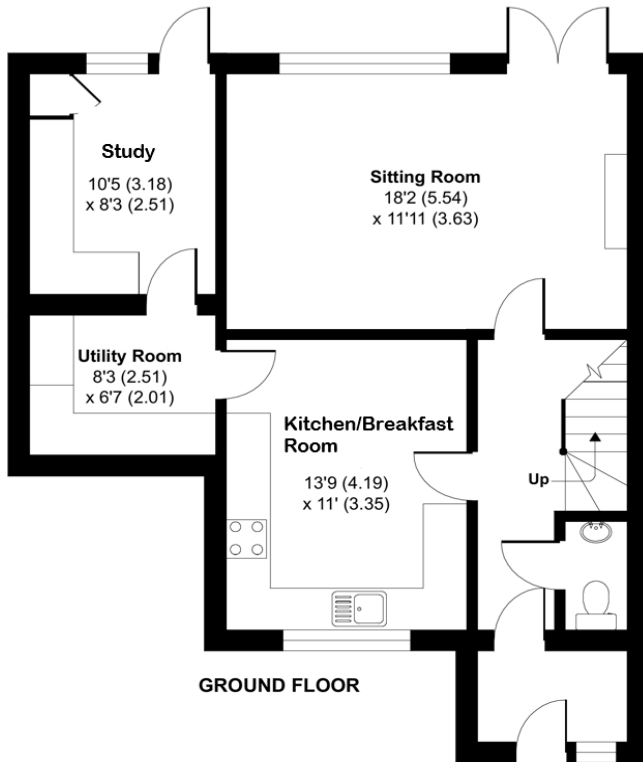


ACCOMMODATION

Home is definitely where the heart is with this exquisite, three-bedroom family home. The property has been beautifully designed and updated by the current owners, creating a generous, light and airy contemporary living space throughout. Ideally situated within the sought-after village of Medstead and only a short stroll to all local amenities, country walks in the stunning Chawton Woods and main bus routes to Alton/Winchester and the mainline station to Waterloo only a five-minute drive away. This style conscious home is truly beyond compare and comes to market offering, an entrance boot room, entrance hallway, guest cloakroom, a newly designed and fully integrated kitchen/breakfast room, separate utility, a second reception/study with access to the garden and a generous sitting room featuring a working fireplace with beautiful surround and French doors to the garden terrace. Stairs lead to the first floor, where you will find the family bathroom and the three good sized double bedrooms with the principal suite offering en-suite shower facilities and wall to wall integrated storage. Externally, to the front of this handsome home is driveway parking for three cars, with an additional visitor's space and side access leading to the private rear garden that is mainly laid to lawn, with mature planting and an upper and lower terrace area, ideal for al fresco socialising in the summer months. This impressive home offers great living accommodation and is a must-see property. Early viewing is highly recommended.



Approximate Area = 1334 sq ft / 124 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1382 sq ft / 128.3 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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 987085



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(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

- Impeccable three-bedroom house
- Sought-after village location with easy access to the mainline railway station
- Three double bedrooms
- Two bathrooms
- Guest cloakroom
- Two reception rooms
- Newly fitted integrated kitchen/breakfast room
- Separate utility room
- Driveway parking
- Private rear garden

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band – E

ASKING PRICE

£475,000

TENURE

Freehold