





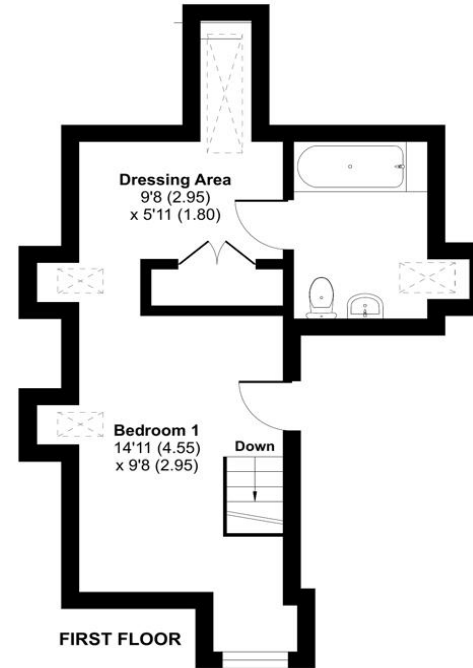
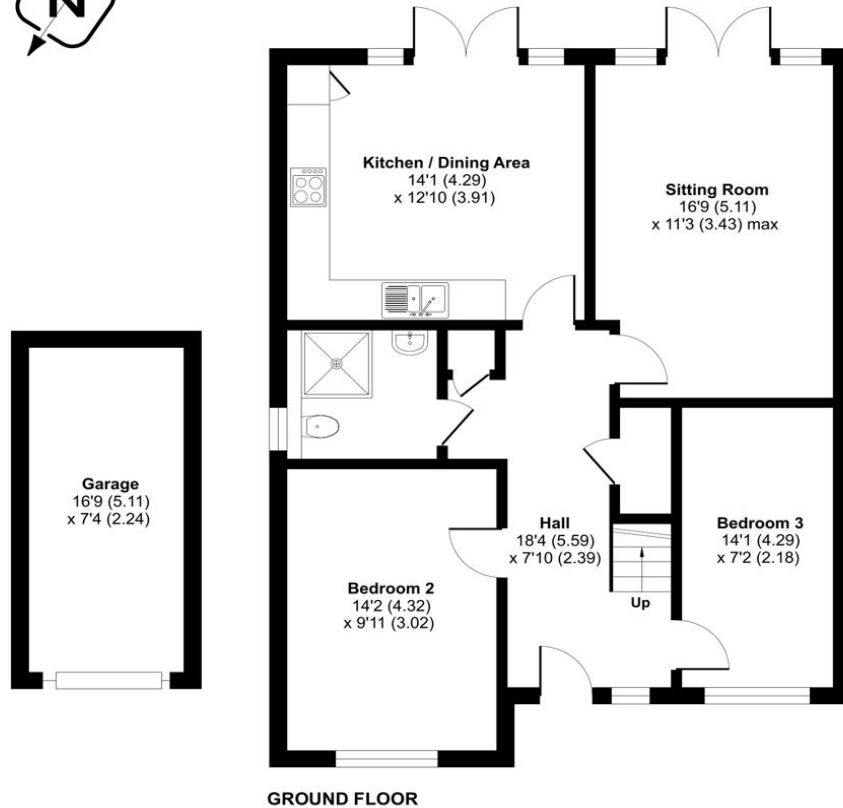
ACCOMMODATION

Gravitate towards the perfect life with this handsome three-bedroom, detached chalet bungalow. Ideally situated within the village of Medstead and only a short stroll to the local medical centre, cafes, amenities and main bus routes to Alton and Winchester, this beautifully presented, light and airy contemporary home is ideal for anyone looking for a bedroom and bathroom on the ground floor with no forward chain. Only a few years old and designed by the renowned developer Miller Homes, this outstanding property is one home not to be missed. It comes to market offering a spacious entrance hallway, guest cloakroom/shower room, bedrooms one and three, a generous sitting room with French doors leading to the garden terrace and a fully integrated kitchen/dining room. Stairs lead up to the first floor where you will find an impressive, dual aspect principal suite, to include a dressing area complete with integrated storage and an en-suite bathroom with bath tub. Externally, to the front of this attractive home is a small front garden that has been planted with mature perennials, driveway parking for two cars, leading to the garage and a gated side access to the rear garden. The private, walled rear garden has been cleverly designed to incorporate a wraparound terrace area, ideal for al fresco socialising in the summer months, beautifully planted herbaceous borders and perennials and a small low maintenance lawn area with steps leading down to the side access and driveway. This magnificent property truly sits within a class of its own and early viewing is highly recommended.



Denotes restricted head height

Approximate Area = 1140 sq ft / 105.9 sq m
 Garage = 120 sq ft / 11.1 sq m
 Total = 1260 sq ft / 117 sq m
 For identification only - Not to scale



GROUND FLOOR



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: 988239



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(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 shop 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. Alton station provides a direct service to London Waterloo in around 1 hour 10 minutes, with trains every 30 minutes during peak times. Regular trains via Basingstoke can also connect you with Winchester and onto Southampton. Major road links are within easy reach too, including the M3 connecting you to London and the M25. Winchester is only 13 miles to the south on the A31 and Southampton a little further, while Farnham is around 15 miles to the north. Local schooling is well considered too, from the 'outstanding' Four Marks C of E Primary, to the equally impressive Eggar's, Amery Hill and Treloar secondary schools. Together with the 'excellent' rating of Alton College.



SPECIFICATION

- Detached chalet bungalow which benefits from the remainder of an NHBC Warranty
- Sought-after village location
- Walkable to amenities and main bus routes
- Three bedrooms
- Two bathrooms, one to the ground floor
- Fitted kitchen/dining room
- Sitting room
- Driveway parking for two cars
- Garage
- Walled rear garden

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band - F

ASKING PRICE

£550,000

TENURE

Freehold

Annual service charge - £390 per annum approx.