



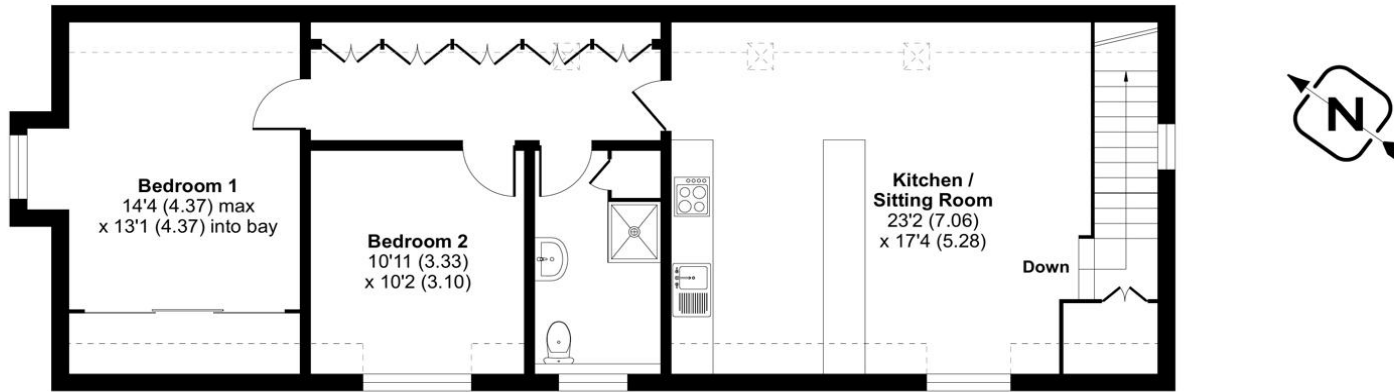


## ACCOMMODATION

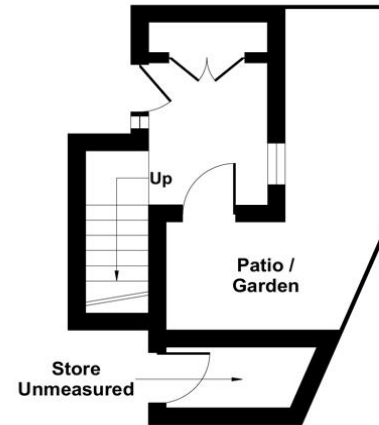
Welcome to your dream home, where modern meets rustic charm in this stunning freehold barn conversion coach house. Nestled within a small gated development, this bespoke property offers a unique blend of contemporary living and historic character. This luxurious property offers a spacious entrance lobby, providing easy access to the private courtyard and stairs leading up to the accommodation. The essence of the home is the modern open-plan kitchen/dining/sitting room, whether you're entertaining guests or enjoying a quiet evening in, this space offers versatility and style. There is an inner hallway that offers an array of integrated storage leading to the family bathroom and the two generously sized double bedrooms, with the principal suite offering wall to wall storage and en-suite shower facilities. This beautiful property offers a sizeable courtyard, perfect for outdoor gatherings and an additional convenient storage cupboard ideal for storing bicycles and garden furniture. In addition, there is private parking in the car barn and additional guest parking for added convenience. Enjoy the convenience of village life with the renowned local gastro style pub only a short stroll away, with the added convenience of the village store and country walks straight from your front door. This property is one home not to be missed and early viewing is highly recommended.

Denotes restricted head height

Approximate Area = 850 sq ft / 79 sq m (excludes store)  
 Limited Use Area(s) = 131 sq ft / 12.2 sq m  
 Total = 981 sq ft / 91.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charlers Estate Agents Limited. REF: 1089156



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

### SITUATION

The well-regarded Medstead Church of England Primary School lies immediately south of the village, within close proximity to Butterflies Preschool, and a few minutes' drive from Eggar's Secondary School 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. The parish flower meadow is within close proximity and has a vibrant array of wildlife. Road and rail links are provided by the M3 motorway and Alton train station with a regular service to London Waterloo making for a simple commute to London.



### SPECIFICATION

- Unique coach house property
- Open plan living accommodation
- Two double bedrooms
- Private courtyard garden
- Covered parking space
- No onward chain



### LOCAL AUTHORITY

East Hampshire District Council  
Council Tax Band C

**ASKING PRICE £325,000**

### TENURE

Freehold

Monthly Management Charge: £50

Car Barn is leasehold

No gas at the property - Hob runs on Calor gas canisters

Private Drainage