



Trinity Hill, Medstead, Alton, Hampshire, GU34 5LT

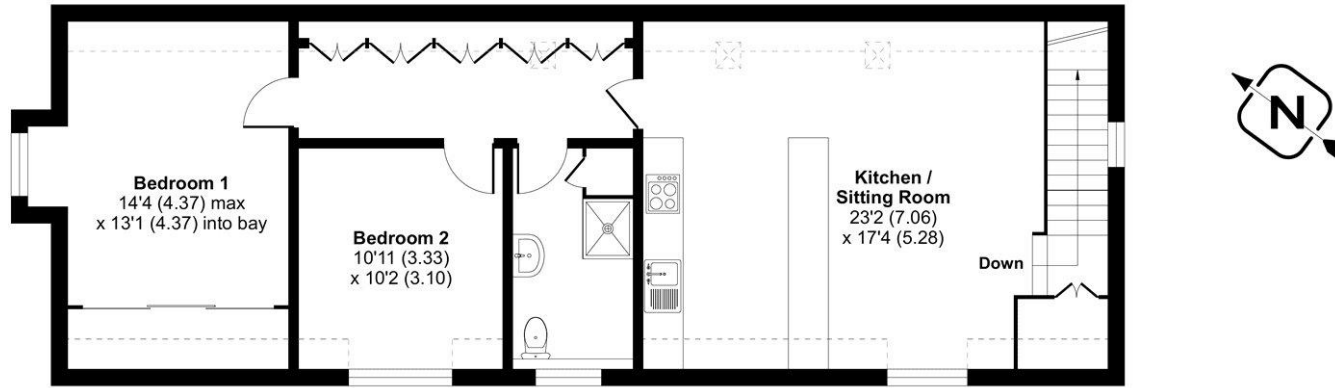


ACCOMMODATION

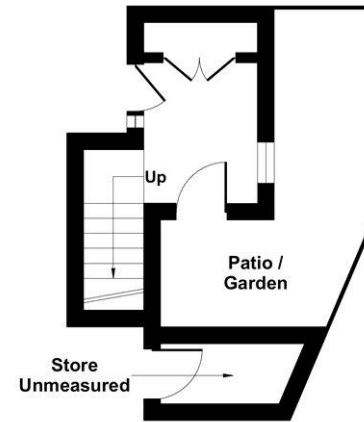
Nestled within a small gated development, this bespoke property offers a unique blend of contemporary living and historic character. This luxurious coach house offers a spacious entrance lobby, providing easy access to the private courtyard and stairs leading up to the accommodation. The essence of the 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 shower room and the two generous-sized double bedrooms, with the principal suite offering wall-to-wall storage. This beautiful property offers a sizable 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 carbar 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, along with the convenience of the village store, with country walks straight from the front door. There is also a regular bus service to Alton, Basingstoke and Winchester.

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). ©n/checom 2024. Produced for Charters 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	

SPECIFICATION

- Unique coach house property
- Open-plan living accommodation
- Two double bedrooms
- Shower room
- Private courtyard garden
- Covered parking space

GUIDE PRICE

£1,395 per month

LOCAL AUTHORITY

Security Deposit: £1609.61 (based on advertised rental price)
 Holding Deposit: £321.92 (based on advertised rental price)

AVAILABLE FROM

1st May 2024

MINIMUM TERM

12 Months

LOCAL AUTHORITY

East Hampshire District Council
 Council Tax Band: C

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 breathtaking 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.



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

70 High Street, Alton, Hampshire, GU34 1ET
altonlettings@chartersestateagents.co.uk

