



**HAMPTONS**  
INTERNATIONAL

For Sale  
01420 86868  
www.hampsons.co.uk

Wield Road, Medstead  
Alton, Hampshire, GU34

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# An ideal family house with spacious rooms and distant views.

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Hall | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room | Cloak/Shower Room | 4 Bedrooms | Nursery Bedroom / Study | Family Bathroom | Garden Store | Private Drainage | Gas fired central heating | In all grounds of about 0.238 of an acre

**Guide Price £645,000 Freehold**

## Description

A very appealing detached family home standing in a tranquil location with long rural views and spacious accommodation to both the ground and first floors. The house is well-appointed and has bright and well-proportioned rooms throughout with high ceilings and large double glazed windows with each of the reception rooms enjoying a twin aspect. The generous living accommodation includes a spacious sitting room with a fireplace together with glazed double doors opening into the family room. The family room in-turn has French doors opening out to the principally south-west facing rear garden and an ideal outside paved entertaining area. The accommodation is completed by a dining room with a bay window and fireplace. The large twin aspect kitchen / breakfast room has fine views over the garden to the rear and is fitted with a full range of cream fronted fitted cabinets, gas hob and oven. The property also has the considerable benefit of a utility room and ground floor shower room. There are four well-planned bedrooms (three double and one single) together with a recently replaced (2017) stylish family bathroom all set around a generous landing, which together with a further small nursery bedroom (currently utilised as a study) either enjoy long open countryside views to the front or of the garden to the rear.

## Outside

The house stands within attractive landscaped grounds providing a beautiful setting with areas of lawn and a

variety of flowering plants and shrubs together with a backdrop of mature trees. A paved semi-circular terrace adjoins the family room and provides an ideal outside seating area. A shingle walkway to the side has a rambling rose and a vine. The house is approached at the front via a private driveway providing ample parking. Within the garden there is a store room and glass house.

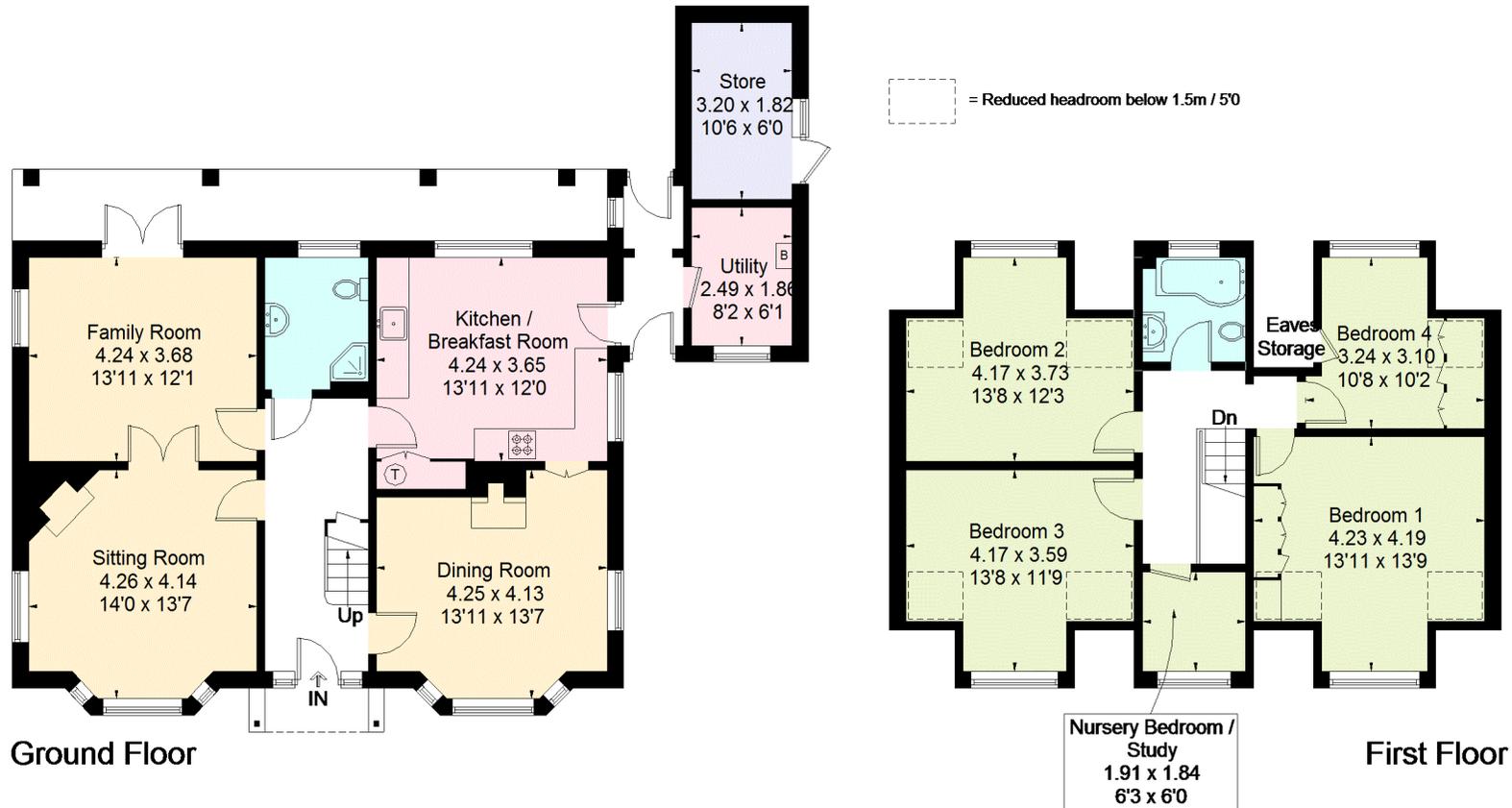
## Location

The house occupies an exceptional location just over a third of a mile from the centre of the village with long views over undulating Hampshire countryside. Medstead is an active village with church, public house, primary school, local shops and a number of village clubs and societies. The market town of Alton and the cathedral city of Winchester collectively provide a wide range of facilities as well as mainline railway stations to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft  
 Store = 6.0 sq m / 64 sq ft  
 Total = 165.9 sq m / 1786 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

