



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

31 High Street, Alton, Hampshire, GU34 1AW

Sales. 01420 86868

alton@hamptons-int.com

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.

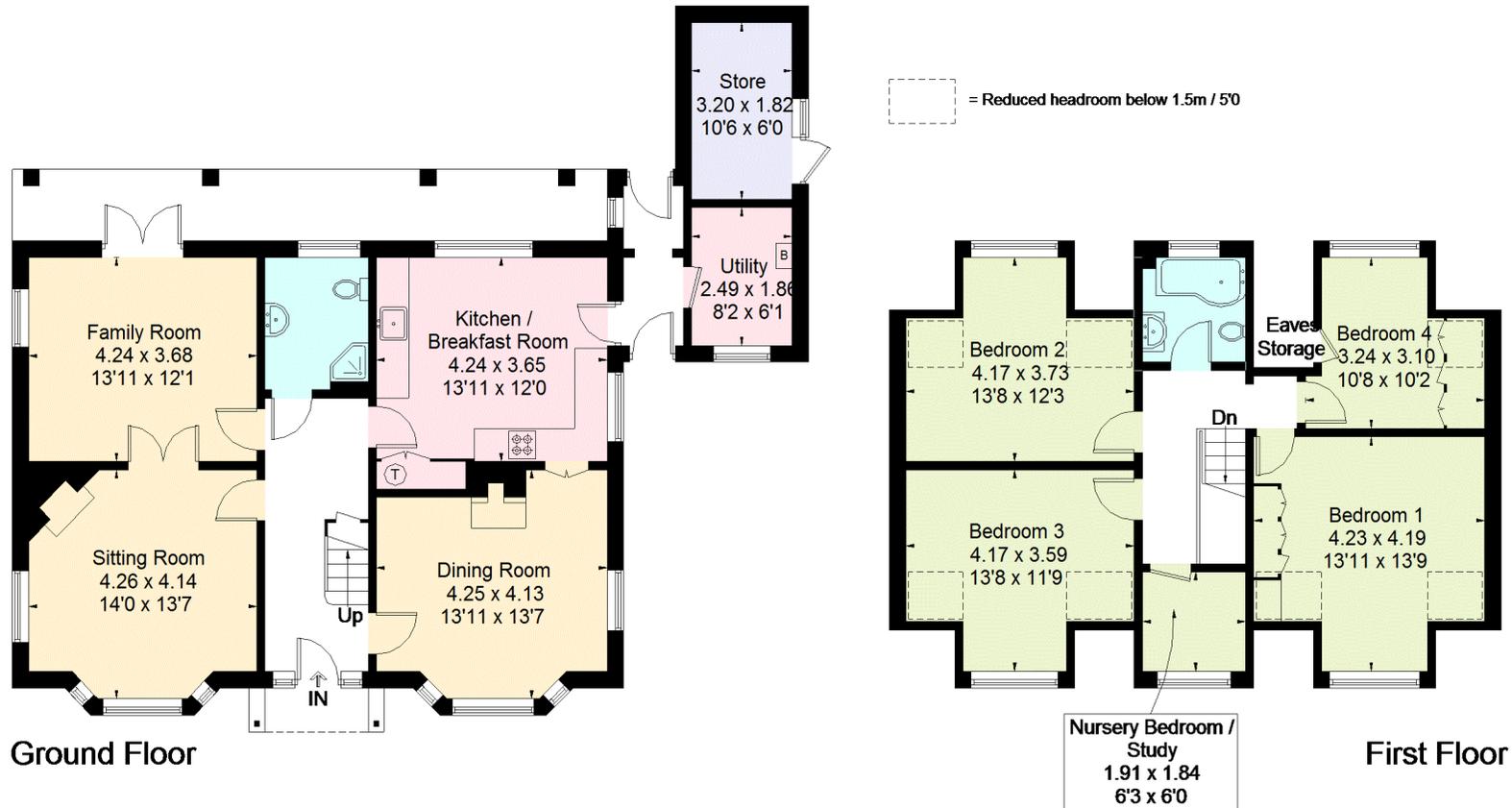
Location

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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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



FLOORPLANZ © 2017 0203 9056099 Ref: 198260

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.

