



Red Hill, Medstead
Alton, Hampshire, GU34



Beyond your expectations

An exceptional family home standing in about 0.46 of an acre.

Hall | Sitting Room | Dining Room | Kitchen/Breakfast/Utility Room | Second Sitting Room | Cloakroom | Shower Room | 6 Bedrooms | En-suite Bathroom | Family Bathroom | Garage | Grounds of about 0.46 of an acre | Double Glazing | Private Drainage | Gas Fired Central Heating

Guide Price £800,000 Freehold

Description

An exceptionally well positioned and spacious individual detached family house standing in mature grounds of about 0.46 of an acre in a very convenient and mature village location. The house has a number of appealing features including a large double aspect sitting room and a separate dining room. The sitting room extends to about 6.42m / 21' with a fireplace and a wood burning stove. There are also sliding doors from here opening out to the garden. The further generous accommodation is ideal for everyday family living and includes a recently re-fitted (2015) cream fronted kitchen with granite work surfaces. The kitchen is fitted with a range of integrated Neff appliances and is complemented by a breakfast / utility room and a further separate sitting room. A ground floor shower room and cloakroom completes the ground floor accommodation. There are 6 bedrooms to the first floor including a very impressive principal bedroom suite with an en-suite bathroom as well as a further separate family bathroom. Of note, there is also potential to convert the existing loft space if further accommodation was required (subject to any necessary consents).

Outside

The gardens are a particular feature of the property and provide an ideal setting. The house stands more or less centrally within its own mature grounds providing an ideal setting and a good degree of seclusion with a variety of areas of interest with several ideal outside seating areas. The house is approached via a tarmac

driveway providing ample parking and forming a circle to the front of the house. There are areas of lawn extending to either side of the house set within mature established hedgerows with several young and mature trees. There is a paved terrace to the rear with adjoining raised flower borders beyond which the garden is mainly laid to lawn. Within the garden there is a detached timber summer house, greenhouse and two sheds. There is a further outside seating area to the rear of the garden set beneath a pergola ideally positioned for afternoon and evening entertaining.

Location

The active and popular village of Medstead is set amidst fine Hampshire countryside. The village has a church, public house, primary school, local shops and a number of village clubs and societies. The market towns of Alton and Alresford both provide a very good range of facilities with two secondary schools, a 6th form college and mainline station to London Waterloo at Alton and the well renowned Perins Secondary School at Alresford. The village of Four Marks also has a good range of day to day facilities.

Hamptons International

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Illustration For Identification Purposes Only. Not To Scale
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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.

