



Gosport Road, East Tisted  
Alton, Hampshire, GU34



*Beyond your expectations*



# Extremely spacious house with large rooms and landscaped garden.

Reception Hall | Vaulted Sitting Room | Kitchen/Dining Room | Study/Bedroom 4 | Conservatory | Cloakroom | 3/4 Bedrooms | En Suite Shower | Bathroom | Double Garage | Landscaped Garden | Calor Gas Central Heating | Double Glazing | Shared Private Drainage.

**Offers in excess of £625,000 Freehold**

## Description

An exceptionally well-appointed and very spacious detached family home occupying a secluded location within the small Hampshire village of East Tisted. Built in 2004 and carefully designed to complement the history and character of the village whilst maximising space and light with well-proportioned rooms and large windows. The generous and versatile accommodation has a traditional exterior with a contemporary interior and is set around a large central reception hall with views through the conservatory to the garden. The vaulted drawing room features a beamed ceiling, fireplace and large glazed doors opening out to the garden. The overall living space is complemented by a very large and well-equipped kitchen/breakfast/family room with a connecting door to the conservatory. The ground floor accommodation is completed with a bedroom suite and a further bedroom/study. Each of the bedrooms to the first floor are extremely spacious rooms with useful eaves storage cupboards and a well-appointed bathroom together with a spacious landing. This is a very rarely available and appealing village home which will suit a wide range of potential buyers.

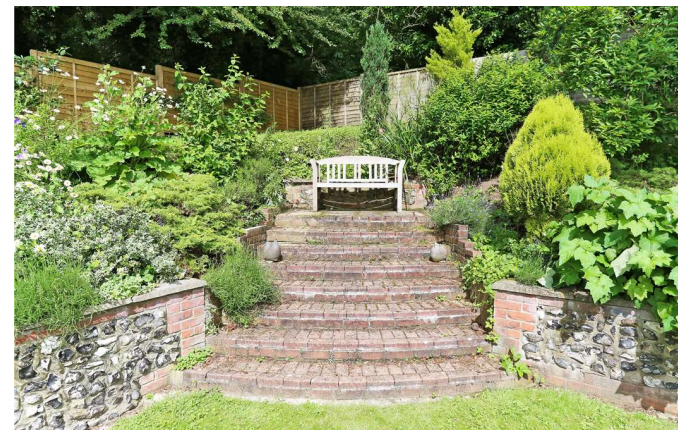
## Outside

The property is approached via a communal gravel drive leading to a double garage with car parking and turning spaces. Immediately to the front of the house there is an area of lawn and mature hedging providing natural screening. To the rear, the garden has been landscaped with a patio adjoining the conservatory together with an

area of lawn and raised borders set behind flint and brick walling with steps leading to a raised seating area. This area is ideally positioned to capture the sun. The rear garden is well fenced and provides access to the rear car parking area and double garage.

## Location

The house stands in a thoughtfully designed village close of just four houses of traditional design to complement the character of the Rotherfield Estate. East Tisted is surrounded by fine Hampshire countryside and is in the South Downs National Park between the villages of Selborne, Hawkley and Farringdon. The village has an active community with a farm shop, village shop/post office, church and hall. The A31 at Alton and the A3 at Liss provide a link to Winchester, the South Coast and London. The market towns of Alton and Petersfield provide a comprehensive range of shopping, recreational and educational facilities as well as mainline railway stations connecting to London Waterloo in about one hour fifteen minutes and one hour respectively.



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>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Hamptons International**

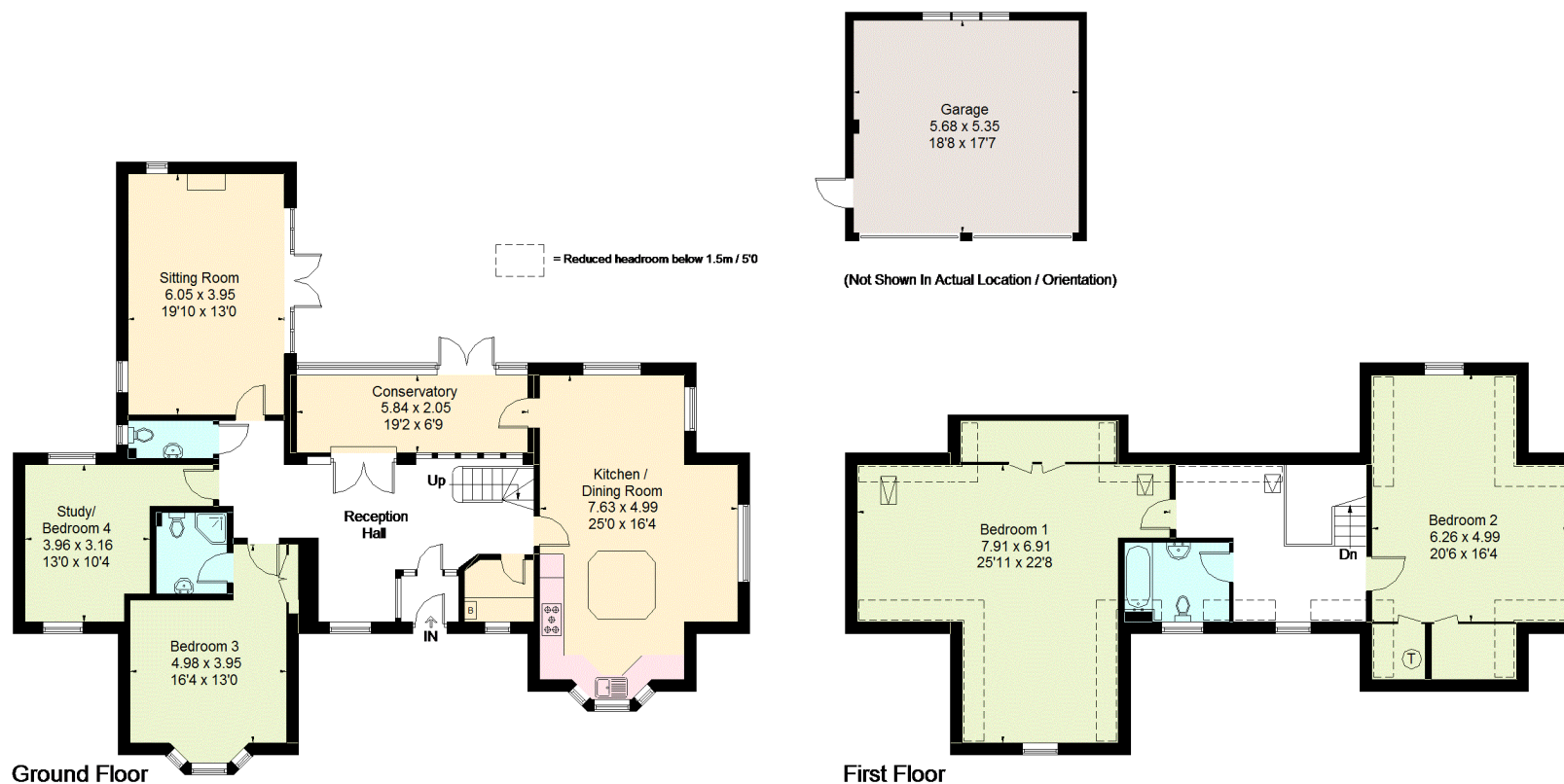
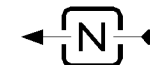
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Approximate Gross Internal Area = 239.6 sq m / 2579 sq ft  
 Garage = 30.5 sq m / 328 sq ft  
 Total = 270.1 sq m / 2907 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 169305

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.



