



ESTATE AGENTS



Medstead, Hampshire

£635,000

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Enter the property into the spacious hall which provides stairs to the first floor, a cloaks cupboard and doors to the various rooms. Positioned to the left of the hall is the impressive 23'7 kitchen/dining room which is dual aspect with a front aspect bay window and rear aspect double doors opening onto the patio. The kitchen provides a full range of wall and base units with surfaces over, one and a half bowl sink and drainer unit, hob with extractor, central island, built in cooker and a door to the right hand side through to the utility room. Positioned to the right hand side of the hall are the two reception rooms, the first of which is the sitting room which has a front aspect bay window and panelled wall. The second reception room is the study which could also be used as a family room, this room has rear aspect double doors onto the patio. Completing the ground floor is the cloakroom which has a WC and a wash hand basin.

Upstairs off the spacious landing are the four bedrooms. The main bedroom has fitted wardrobes and an en suite shower room. The second bedroom also benefits from an en suite shower room and completing the first floor is the family bathroom. Off the landing, there is an airing cupboard and access to the loft.

To the rear, the garden has been landscaped to include a well-proportioned area of patio with steps down to an area of lawn. The borders are well-stocked with shrubs and bushes, providing a good degree of privacy from the neighbouring properties. There is also rear access into the garage and a side access gate. To the front, there is a further area of garden laid to artificial lawn, a path to and from the front door and driveway parking. The garage has an up and over door, power and light.

Freehold
Council Tax Band : F

- Four Bedroom Detached
- Two Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Downstairs Cloakroom
- Spacious Entrance Hall
- Two En Suites
- Family Bathroom
- Garage And Driveway Parking
- Modern Development



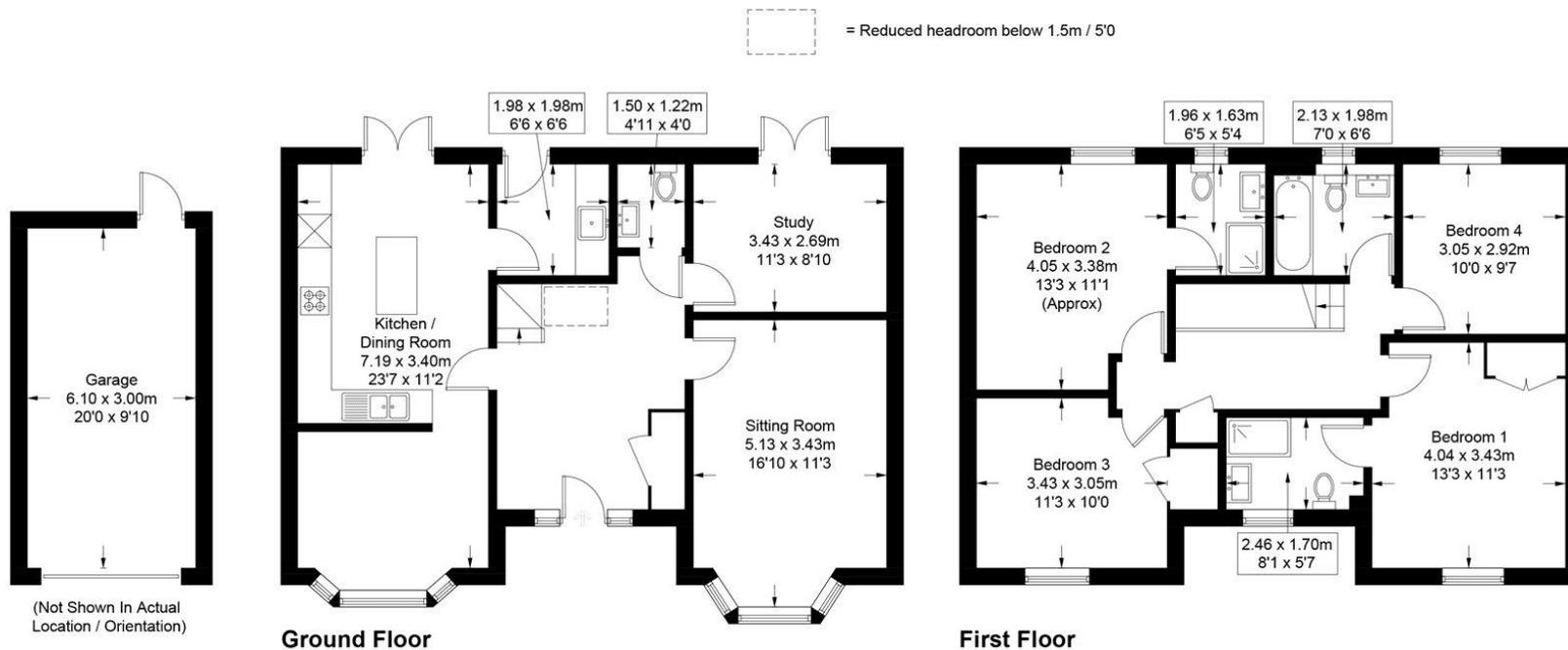
Floorplan

Rosings Grove, GU345

Approximate Gross Internal Area = 147.2 sq m / 1584 sq ft

Garage = 18.4 sq m / 198 sq ft

Total = 165.6 sq m / 1782 sq ft



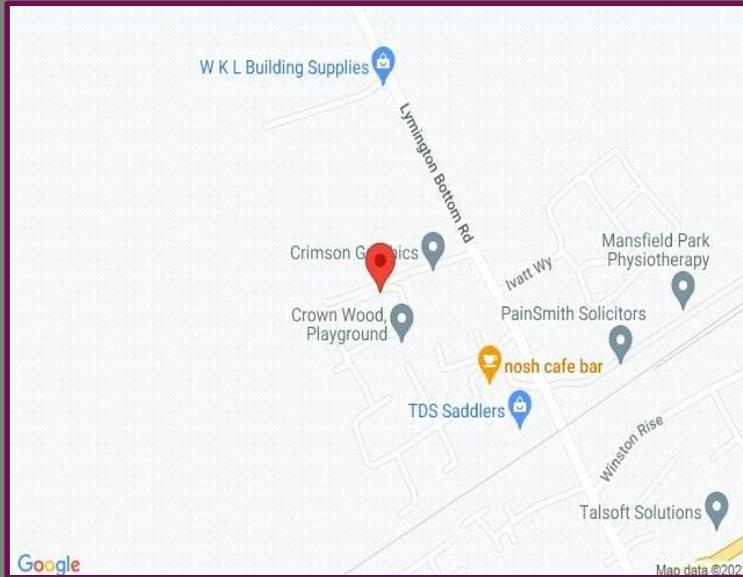
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID939477)

Location

Located on Rosings Grove, a modern residential development built by Miller homes off Lymington Bottom Road in Medstead. In the immediate area there is a doctors surgery, butchers and grocers. Nearby in Four Marks, there is a further offering of shops, a filling station and the A31 which serves both Alton and Winchester where mainline train stations are located.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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