



ESTATE AGENTS



Medstead, Hampshire

£775,000

Medstead, Hampshire

Situated across an expansive area of approximately 2304 sq. ft. and crafted by the esteemed developer Cala Homes, this contemporary residence exudes a sense of light and airiness, presenting a rare and captivating opportunity in the market that should not be overlooked.

Upon entering the property, you are greeted by an inviting hallway, a convenient downstairs cloakroom, a study with access to the rear garden, and a sitting room featuring a striking fireplace. The residence further boasts a utility room and a remarkable triple-aspect focal point comprising a fully integrated kitchen with a breakfast bar, a dining room, and a snug area with French doors leading to the terrace.

Ascending the stairs to the first floor reveals a family bathroom and four generously proportioned double bedrooms. Bedroom two includes an en-suite shower room, while the expansive principal suite offers a walk-in closet and an additional en-suite shower room.

Externally, the front of the property features a driveway providing parking space leading to an integral garage with power and light. The garage has been part converted to provide a gym area. The private, partially walled rear garden showcases meticulous design with two terrace areas strategically positioned to capture sunlight, providing an ideal setting for al fresco gatherings during the summer months.

Freehold

- Four Bedroom Detached
- Front Aspect Sitting Room
- Office / Snug
- Kitchen/Dining/Family Room
- Utility Room
- Downstairs WC
- Two En Suites
- Landscaped Garden
- Extended Driveway
- Modern Development



Floorplan

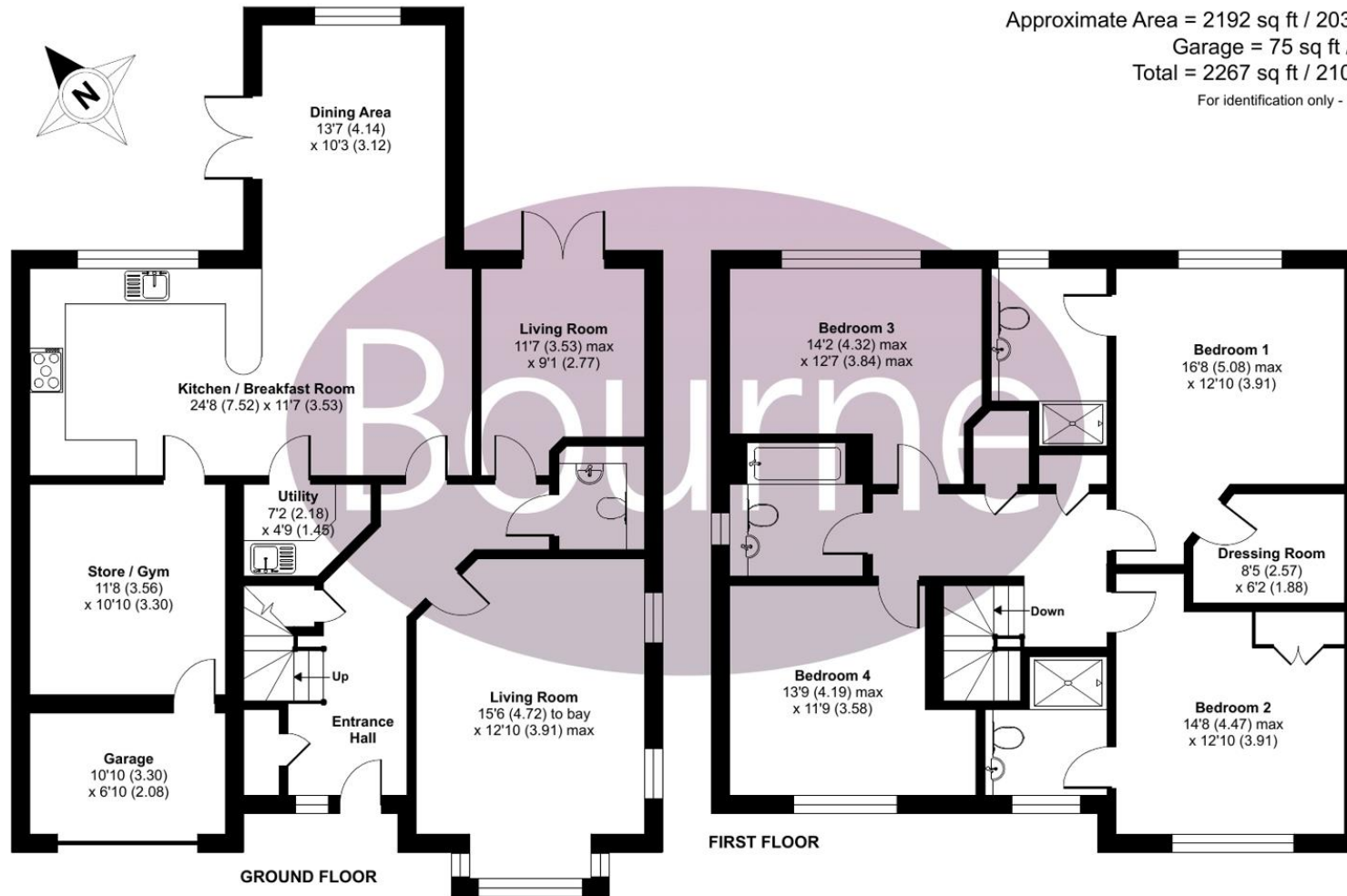
Nelson Drive, GU34

Approximate Area = 2192 sq ft / 203.6 sq m

Garage = 75 sq ft / 7 sq m

Total = 2267 sq ft / 210.6 sq m

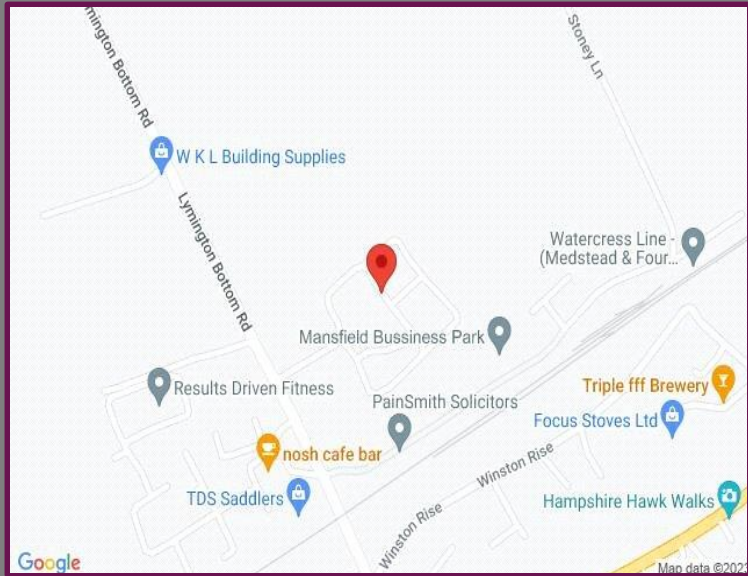
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1058672

Location

The picturesque village of Medstead has a church, public house, primary school, local shops and a number of clubs and societies. It is approximately a 12 minute drive from the popular market town of Alton. Alton itself has a good range of high street shops and a weekly market whilst Guildford, Farnham, Winchester and Basingstoke collectively provide a wider range of shopping facilities as well as a mainline railway station connecting to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	86	
(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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