



ESTATE AGENTS



Medstead, Hampshire

£795,000

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Upon entering the property, you'll find yourself in the welcoming entrance hall. To the right, you'll discover the heart of the home—a spacious open-plan living room and kitchen, featuring a central island, elegant stone surfaces, and a custom finish that adds a touch of uniqueness. Adjacent to the kitchen is a practical utility room, providing access to a charming courtyard section of the garden.

On the left side of the hall, you'll find a cozy snug, which could also serve as a third bedroom. This room features sliding doors with a front view and a side aspect window. Further down the hallway to the left, there is the second bedroom, complete with fitted cupboards and a front-facing window. Completing the ground floor is a tastefully designed bespoke shower room.

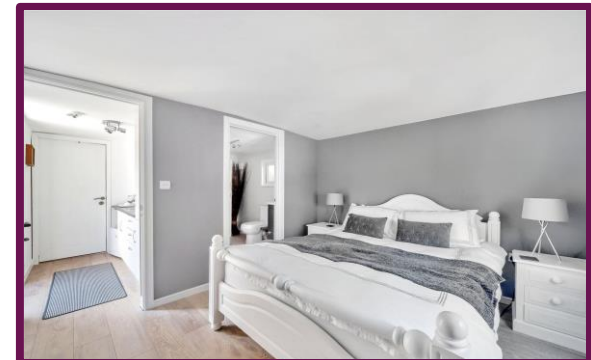
Ascending to the first floor, you'll encounter another spacious double bedroom with its own fitted cupboard and a Velux window and a further rear aspect window overlooking the garden. This bedroom comes with an adjoining en-suite of generous proportions, boasting custom fittings.

The rear of the property offers an inviting patio area right outside, followed by steps leading up to a lawn and a mature garden. The garden is thoughtfully landscaped with a variety of shrubs and bushes. In addition, there is a front lawn and ample driveway parking for several vehicles.

For those seeking a versatile workspace or a peaceful retreat, there is an log cabin/garden room in the rear garden with under floor heating, log burner, electricity and broadband, perfect for working from home or simply unwinding in tranquility. Furthermore, there is an additional outbuilding featuring a study, bedroom, and a well-appointed shower room.

Freehold

- Detached Home
- Versatile Accommodation
- Open Plan Kitchen/Dining/Living
- Utility Room
- Ground Floor Shower Room
- First Floor En Suite
- Outbuildings
- Ample Driveway Parking
- Mature Grounds
- Views Over Fields
- Semi-Rural Location



Floorplan

Bighton Road, Medstead, GU34

Approximate Area = 1137 sq ft / 105.6 sq m

Limited Use Area(s) = 136 sq ft / 12.6 sq m

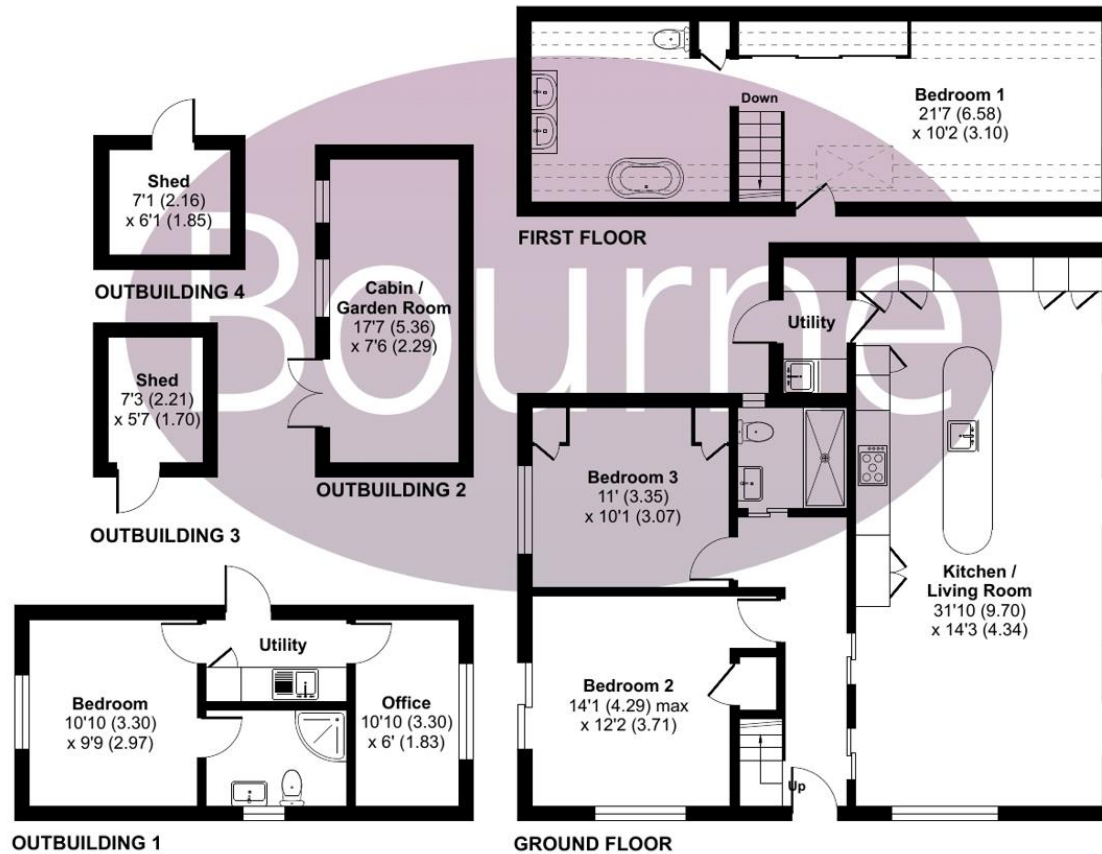
Outbuildings = 485 sq ft / 45 sq m

Total = 1758 sq ft / 163.2 sq m

For identification only - Not to scale



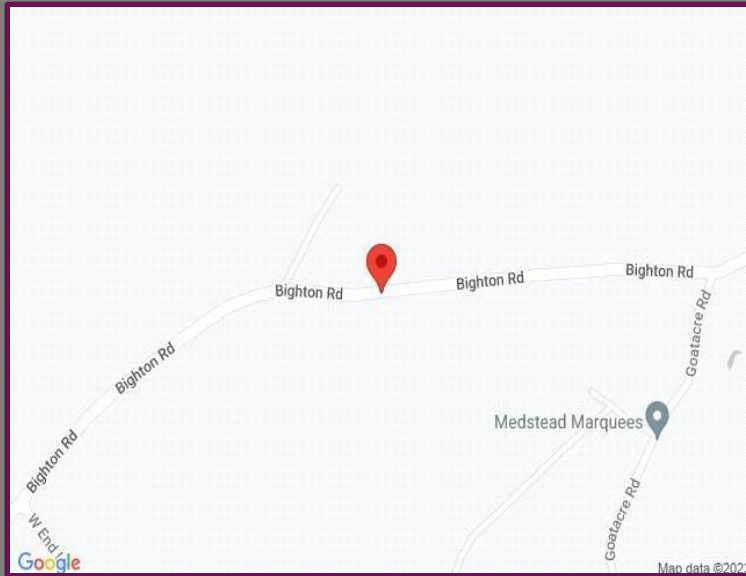
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Bourne Estate Agents. REF: 1032276

Location

This charming residence is located along Bighton Road, a highly desirable lane in Medstead that offers a tranquil rural ambiance while remaining just a short drive away from Medstead village. The village boasts amenities such as a convenience store and a welcoming public house. Furthermore, the property enjoys convenient proximity to the A31, serving as a convenient link to both Alton and Winchester.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com