



ESTATE AGENTS



Alton, Hampshire

Offers Over £750,000

Alton, Hampshire

Welcome to this charming five-bedroom detached home, lovingly upgraded by its current owners. As you step inside, you're greeted by an inviting entrance hallway that opens into a spacious living room overlooking the front garden. To the opposite side of the entrance is a quiet study, providing a peaceful retreat for work or relaxation.

At the rear of the home, discover a stunning 28-foot kitchen/dining room with views of the well-maintained garden. This modern space features essential appliances and a central island, creating the perfect setting for casual dining or hosting guests.

On the ground floor, a separate utility room offers practicality, with access to the double garage for added convenience. A downstairs cloakroom and ample storage space ensure everyday comfort for the whole family. The ground floor also benefits from underfloor heating.

Upstairs, a spacious landing leads to five bedrooms and a family bathroom. Two of the bedrooms offers additional en-suite, ideal for larger families.

Outside, the northwesterly rear garden provides ample space for entertaining, with a door to the garage and side access for added convenience. Enjoy the late evening sun in this tranquil setting.

The front of the property offers ample parking, completing this delightful family home.

Freehold

- Spacious Family Home
- Seperate Utility Room
- Five Bedrooms
- Two Ensuites
- Double Garage
- Good Size Rear Garden
- Driveway Parking
- Large Kitchen Breakfast room
- Study
- Sought After Location



Floorplan



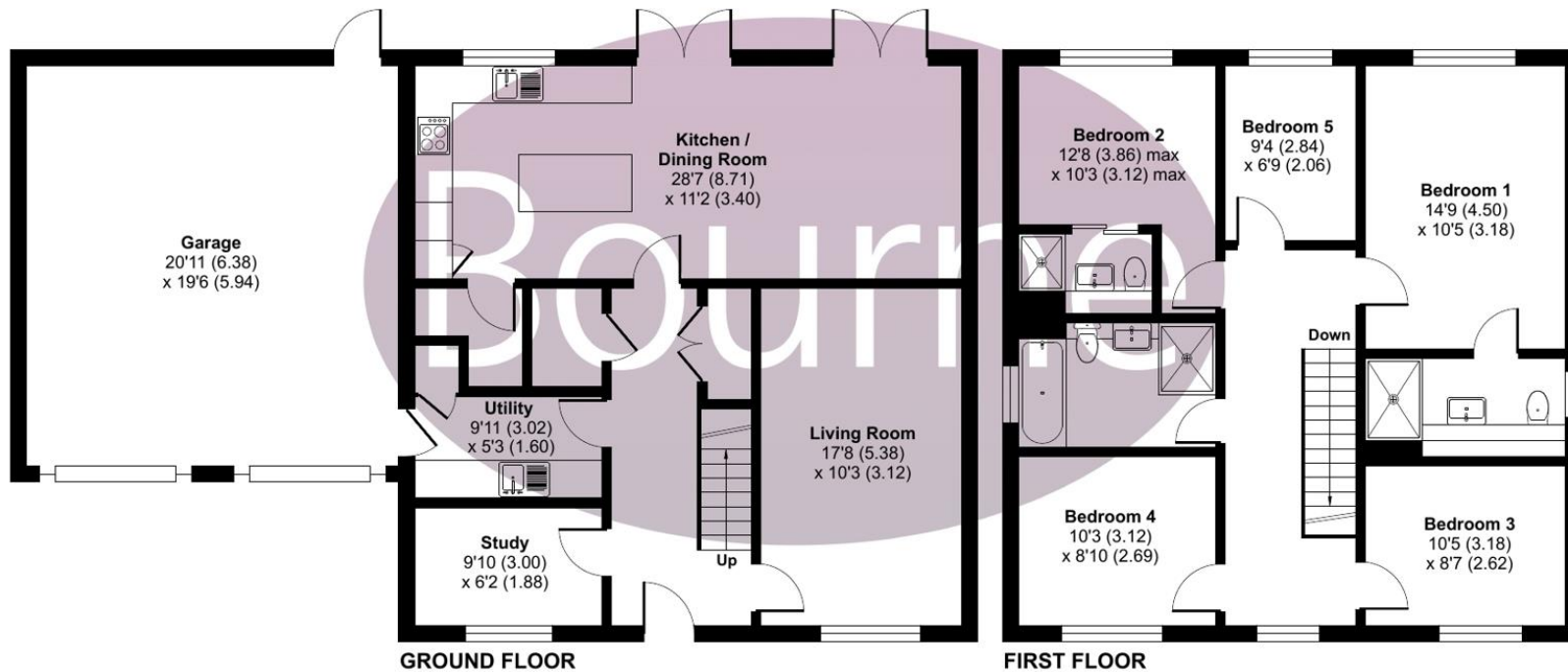
Elderberry Way, Medstead, Alton, GU34

Approximate Area = 1682 sq ft / 156.2 sq m

Garage = 410 sq ft / 38 sq m

Total = 2092 sq ft / 194.2 sq m

For identification only - Not to scale

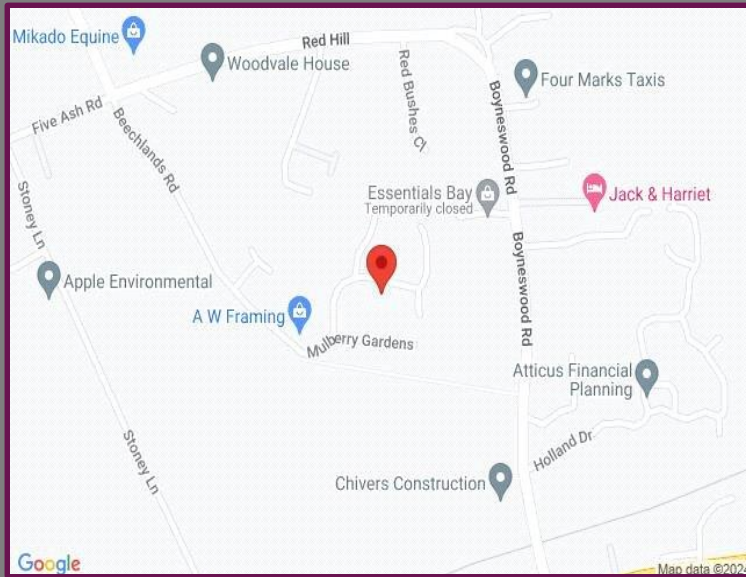


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1083347

Location

Nestled in the heart of Medstead village, you'll find a welcoming and vibrant atmosphere complemented by an array of convenient amenities. From a fantastic local primary school to the inviting Castle of Comfort public house, residents enjoy easy access to essential services and social hubs.

For those with an active lifestyle, Medstead boasts a range of sports and social clubs, including options for tennis and cricket enthusiasts. Additionally, the village offers a picturesque network of lanes, paths, and bridleways, inviting residents to explore the stunning countryside right on their doorstep.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(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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