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**Dry Hill Cottage, Paice Lane, Medstead, Alton,
Hampshire, GU34 5PT**

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Guide Price £665,000

Enjoying a 92' (28.04 m) frontage to a prestigious village lane, a creatively designed and impressively presented individual detached chalet bungalow offering a versatile 3/4 bedroom, 2 en-suite layout in lovely gardens on a 0.49 acre (0.2 hectare) plot. Backing onto a paddock, this superb home has a light atmosphere and character belying its circa 1961 origins. This has resulted from a noteworthy programme of modernisation and enlargement completed by the present owners over recent years since Summer 2009. The downstairs affords great reception accommodation complemented by the two main bedroom suites upstairs. Characteristics on view include oak doors with most being handmade of a ledged and latch design with ironmongery furniture (hall doors to sitting, snug and dining rooms are part bevelled glazed), an open fireplace, smooth finished ceilings, white sanitaryware with chrome finished fittings and uPVC replacement double glazed windows incorporating security locks and, to most of the ground floor, fanlights.

There are marvellous vistas over the property's own colourful gardens as well as country views from the first floor. There is also independent access to all the rooms from the reception hall or landing with the obvious exception of the conservatory, utility area and en-suites. There are also uPVC fascias, soffits and rainwater goods, and cavity wall insulation was previously installed. The heating system has individual thermostatic controls to the majority of the radiators and a secondary return system. There is also a generous supply of power points.

Enjoying a long naturally screened road frontage, the property enjoys a first class setting towards the end of Paice Lane, a highly favoured village lane bordering miles of rolling Hampshire countryside. Backing onto paddocks, the bungalow is towards the village's South Western rural perimeter in an area renowned for its network of footpaths, bridleways, byways and broad verged lanes. Steeped in the true traditions of village life, Medstead lists the Handy and Medstead Hardware/Post Office Stores, the Castle of Comfort Inn, the ancient parish church, primary school, village green and church hall, bowls club and tennis court, and local interest societies amongst its attributes. The village also has doctors and dental surgeries and the Lymington Barns mini retail square.

Within 6.2 miles, Alton's High Street provides major shops, an M&S Store and regular open air markets. This historic old town also has Sainsbury's, Waitrose and Aldi stores, a commuter rail service (Waterloo line), senior and Convent schools, Alton College, fitness clubs and a sports centre. Golf courses are found at Four Marks, Alresford and Alton with gliding at Lasham.

Ground Floor

Oak Framed Porch

Curved and quoined stone threshold/steps, pair of lantern lights, side latticework. Arched part leaded light panelled composite front door with multibolt locking and matching glazed side panel to:-

Reception Hall 23' 11" x 4' 8" (7.28m x 1.42m) including stairway

with rear window. Radiator, phone point, thermostat, smoke detector, understairs cupboard.

Shower/Cloakroom

Rear window with deep sill. White suite of glazed and tiled shower enclosure, pedestal hand basin + mono tap and WC. Travertine floor, tongued and grooved effect panelled walls, downlighting. White ladder multiple heated towel rail, extractor fan + isolator.

Sitting Room 16' 5" x 11' 11" (5.00m x 3.63m)

Twin aspect - rear and side. 3 double wall light points, 2 radiators. Pair of parliament hinged French doors to:-

Conservatory 12' 0" x 11' 2" (3.65m x 3.40m)

Triple aspect with pitched glazed roof and 2 pairs of French doors opening to rear gardens. 2 radiators, multiple power points, phone point.

Snug 12' 6" x 11' 11" (3.81m x 3.63m) overall

Front aspect. Claygate style natural brick open fireplace with brick and quarry tiled hearth, pair of plinths, alcoves and stepped quarry tiled mantelpiece. 2 double wall light points, 2 radiators, TV aerial socket.

Dining Room/Bedroom Three 11' 10" x 11' 5" (3.60m x 3.48m)

Including built-in corner coats cupboard, cupboard above. Front aspect. Pair of wall light points, radiator, phone socket.

Bedroom Four 9' 6" x 8' 5" (2.89m x 2.56m) overall

Front aspect. Radiator.

Breakfast Kitchen 11' 10" x 11' 5" (3.60m x 3.48m)

Overlooking rear gardens. Fitted in white Shaker style with chrome finished handles providing floor cupboards, part integral slide out baskets, 2 magic corners and utensils/pan drawers, beechblock effect laminated worktops with inset single drainer stainless steel sink and swan neck mixer, tiled splashbacks and matching wall cabinets. Electric cooker panel, plumbing for washing machine, strip light. Space for breakfast table and chairs, radiator. Majority ceramic tiled floor. White swept head half glazed panelled door to hall. Worcester Greenstar Camray 12/18 oil boiler. Corner larder - light, single glazed window. From kitchen, part glazed white door to:-

Rear Hall 16' 1" x 3' 10" (4.90m x 1.17m)

Fitted with white matching series of shelved floor cupboards with marble effect worktop and further wall cupboards. Corner cleaning cupboard, radiator, recessed spice shelves, digital heating programmer. Half glazed door to covered rear porch, sun terrace and gardens. White door to:-

Utility Room 9' 0" x 7' 5" (2.74m x 2.26m)

Rear aspect. Fitted with white floor cupboards, drawers, beechblock effect laminated worktops and part shelved double coats cupboard. Ceramic tiled floor, tiled ceiling. White personal door to double garage.

First Floor

Spindle balustraded staircase with half landing returning to:-

Galleried Landing

Rear aspect via wood framed roof window. Smoke detector.

Main Bedroom One 15' 8" x 12' 8" (4.77m x 3.86m) overall main floor area

Twin aspect - enjoying garden and country views including seasonally to Hattingley. Downlighting and pair of bedside light points + 3 dimmers, pair of display plinths with concealed part shelved storage below. 2 radiators, display alcove, pair of eaves cupboards.

En-Suite Dressing Room 7' 6" x 6' 8" (2.28m x 2.03m) floor area

Fitted wardrobe rail, radiator, eaves cupboard.

En-suite Bathroom

Rear window. Contemporary white suite of double ended panelled bath + central mixer/hand shower attachment, countertop circular wash basin with mono spout on Travertine topped triple vanity unit, and WC. Travertine floor with underfloor heating, part tiled walls in white, downlighting, wall light point, shaver socket, white ladder multiple heated towel rail, extractor + isolator.

Main Bedroom Two 15' 8" x 11' 3" (4.77m x 3.43m) overall main floor area

Twin aspect enjoying garden and country views including towards Chalky Hill. Downlighting, 2 radiators, TV aerial socket, 2 eaves cupboards and services cupboards.

En-suite Shower Room

Front aspect via wood framed roof window - rooftop views towards Stancomb. White suite of corner glazed and tiled shower enclosure + Aqualisa fitment, raindrench shower head and utensils alcove, countertop circular bowl sink + mixer spout and oak effect vanity unit, and WC. Travertine floor with underfloor heating, downlighting. White ladder multiple towel rail, wall light point, shaver socket, extractor fan + isolator.

Outside

Integral Double Garage 18' 6" x 17' 1" (5.63m x 5.20m)

depth on right hand side excluding recess - 13' 8" (4.16m) depth on left hand side. Remote controlled up-and-over door, 3 opaque windows, striplighting, multiple power points, electric consumer units and 'smart' electric meter. Integral walk-in cupboard via part leaded light glazed external front door housing Santon Premier unvented indirect hot water system, immersion heater, and Tapworks water softener, light. Integral outside WC - low level Royal Venton cistern, opaque side window, ceramic tiled floor, light, composite part glazed door.

Integral Walk-in Cupboard

Via part leaded light glazed external front door housing Santon Premier unvented indirect hot water system, immersion heater, and Tapworks water softener, light. Integral outside WC - low level Royal Venton cistern, opaque side window, ceramic tiled floor, light, composite part glazed door.

Integral Outside WC

Low level Royal Venton cistern, opaque side window, ceramic tiled floor, light, composite part glazed door.

Trailer Port 13' 0" x 10' 1" (3.96m x 3.07m)

Pergola style covered roof, part woodlap and latticework enclosure. Cotswold Buff stone driveway/parking via pair of 5-bar gates with beech hedging to front boundary.

Picturesque Gardens Overall plot size 0.49 acre (0.2 hectare).

The hedge screened front lawn is flanked by extensive rockery, flower and Spring borders with island shrubberies and a broad paved threshold and sun terrace to the front of the property. Pair of coachlamps, external power point. Crazy paved right hand path with outside light and tap, golden Euonymus hedging, lawn and primula edge. Wide split level paved area to left hand side with lighting and oil tank.

Rear Garden

The large rear garden is mostly lawned with the area directly adjoining the property presenting a corner paved sun terrace with Spanish screen wall sheltered by several shrubs and a small ornamental tree. Further sensor and outside lighting. The perimeter of the conservatory opens to a sculptured lawn with 'stepping stones', colourful series of flower and shrub borders, angled steps, and rustic creeper clad archway leading to an expanse of lawn beyond. There is an island bed with ornamental trees, a chicken run and livestock pen, and 2 garden sheds with compost heap. A see-through evergreen hedge opens to the far section, which backs onto a paddock and has a further lawn, vegetable plot, Alton greenhouse, several further sheds/stores and:-

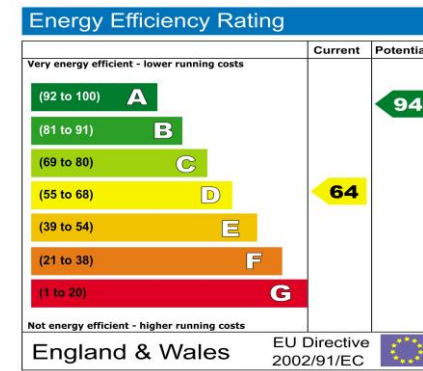
Summerhouse 15' 7" x 10' 7" (4.75m x 3.22m) externally

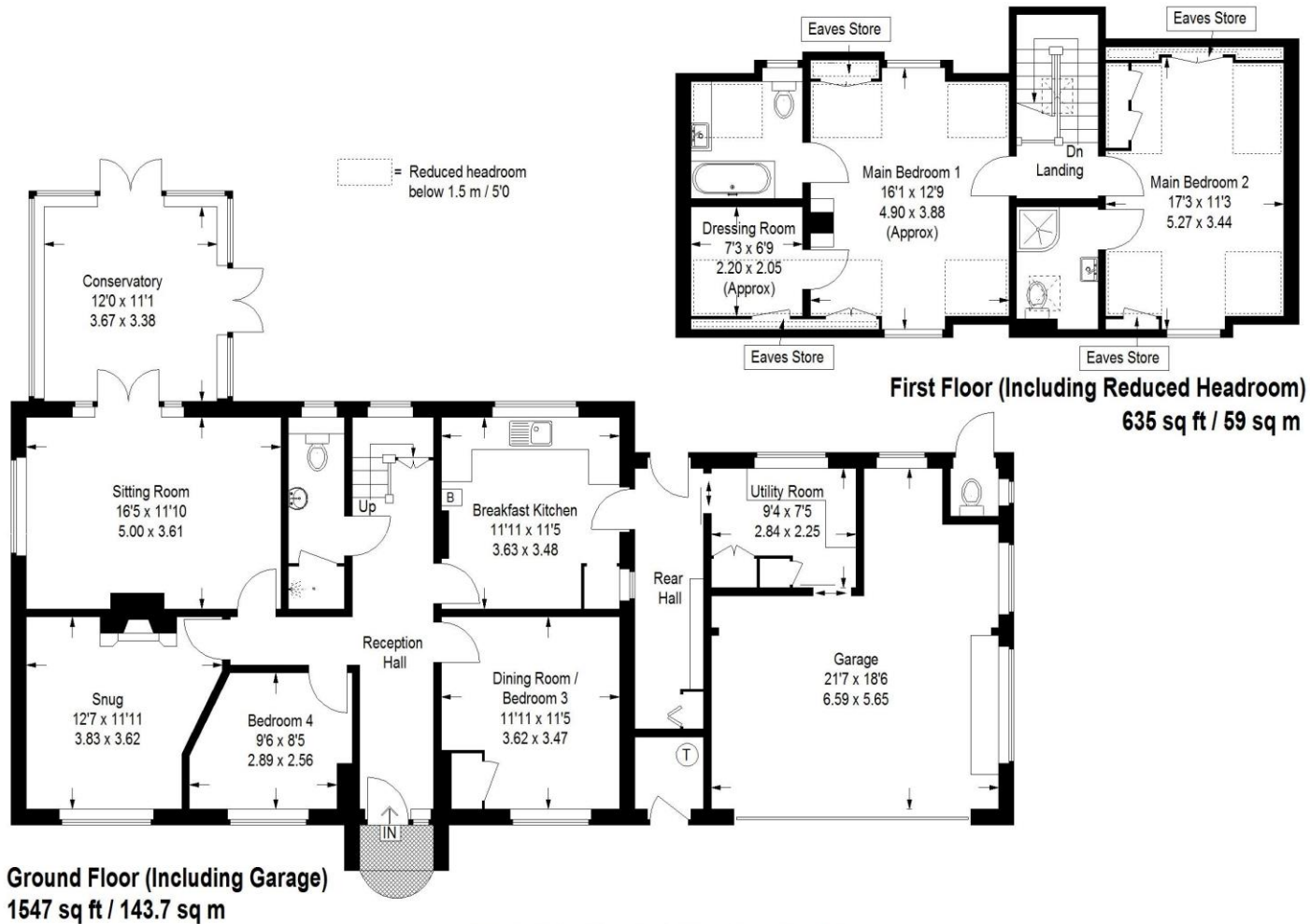
Of timber feather boarded construction with brick and block base and pitched tiled roof. Twin aspect and double glazed including 2 pairs of French doors.

Directions

From Alton, take the A339 towards Basingstoke. Upon entering open countryside, turn left signposted Beech and Medstead. Continue to Medstead village green and then take the second turning left into South Town Road. Then continue and turn second right into Paice Lane. The property is on the right after 0.75 mile.

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Approximate Gross Internal Area (Including Garage / Eaves Store / Reduced Headroom) = 2182 sq ft / 202.7 sq m
 WC = 11 sq ft / 1 sq m
 External Cupboard = 21 sq ft / 2 sq m
 Total = 2214 sq ft / 205.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansSketch.com © 2015 (ID216612)

Viewing is by prior arrangement.
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