





## Medstead

Price Guide: £375,000

*A family home set in a quiet cul de sac in the heart of a pretty Hampshire village*



## **The Property:**

This semi-detached family home ticks so many boxes: its set in a quiet cul de sac in the heart of the pretty Hampshire village of Medstead; it has good size, spacious rooms inside and a well- established, great sized garden outside; and has opportunity for you to put your own stamp on it and make it your own welcoming home.

You are greeted by a gravel driveway with space for two cars and access to the garage. The front door opens into a very useful porch area and then into the hallway. On you left is the living room which enjoys a bay window to the front and an open fireplace which will make this the cosiest of rooms in the winter, whilst in front of you a door leads into a dining room which has a large window over looking the back garden. Off to the left sits the galley-style kitchen, a utility room, downstairs WC and a door to the back garden.

Upstairs on the first floor you will find the three double bedrooms – two with fitted wardrobes and the family bathroom plus access to the very spacious attic which is ripe for conversion!

Outside and the back garden is a really lovely size with a small patio area, established shrubs and a fish pond. There's also a summerhouse, a greenhouse and rear access.





### **The Location:**

The property is set in the heart of Medstead, a pretty village close to Four Marks. A convenience store, church and village hall lie at it's core and surrounded by beautiful Hampshire countryside, there are a plethora of walks and cycle ways waiting to be explored. Further afield, Alton and Alresford are both lovely market towns to while away a Saturday morning. Transport links are excellent with the A31 just a couple of miles away providing easy routes to major towns and cities, whilst London can be reached in just under an hour from Alton station.

## The Finer Details:

<b>Living Room:</b>	4.59m x 3.9m (max) / 15'1" x 12'5"
<b>Dining Room:</b>	4.15m x 2.73m / 13'7" x 8'11"
<b>Kitchen:</b>	3.79m x 1.84m / 12'5" x 6'1"
<b>Utility Room:</b>	2.51 (max) x 1.85m / 8'3" x 6'1"
<b>Bedroom One:</b>	3.80m x 2.62m / 12'6" x 8'7"
<b>Bedroom Two:</b>	3.81m (max) x 3.17 (max) / 12'6" x 10'4"
<b>Bedroom Three:</b>	2.72m x 2.25m / 8'11" x 7'4"

### Is this property for you?

Can you see yourself living in this home? We would love to hear from you. So pick up the phone or drop us an email and we'll book in a viewing and show you round

**Call: 01962 734727**

[sales@philipprado.com](mailto:sales@philipprado.com)

*For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.*

