

14 Green Stile

Medstead, Alton, Hampshire, GU34 5LR

Price £525,000

wpr



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Price £525,000 Freehold

- Shop/PO, church & pub nearby
- Alton 4.75 miles
- Basingstoke & M3 13 miles
- Winchester 15 miles

Constructed in the 1950s and yet completely transformed into a superb family home with an outstanding kitchen/dining/family room with bi-fold doors leading directly to a large private garden

- 3 decent sized bedrooms
- 1st floor bathroom
- Welcoming entrance hall with study area
- Downstairs shower room with WC
- Formal 21' living room & central fireplace
- Outstanding 21' x 18' kitchen family room with bi-folds
- Large attached garage with internal door
- Quiet cul-de-sac location
- Gas central heating and double glazing

DESCRIPTION

The property is a completely transformed semi-detached house originating from the early 1950s. A significant programme of modernisation and adaptation has been undertaken and the property is now presented to the market with a very contemporary feel. The kitchen is truly outstanding, benefitting from a large central island and bi-fold doors. Also notable is the driveway parking leading to the large garage with roller door and internal door directly to the kitchen.



LOCATION

Green Stile is a twin branched cul-de-sac originating in the 1950s consisting of mainly semi-detached houses and several bungalows centred upon a triangular green with more recent houses at the end of the close and newer Peter Cook built homes at the beginning of the road. It adjoins the High Street of this tranquil village of Medstead, high in the Hampshire hills, with its Handy Post Office store, primary school and nursery, St Andrew's Church, the Castle of Comfort Inn, village green with a recently developed pond and hall with associated activities such as tennis, bowls, cricket and amateur dramatics, a gardeners' club and a mini retail square at Lymington Barns along with the Watercress doctors surgery. There are also footpaths, bridleways and byways in the area. The old market town of Alton is within 4.75 miles and lists diverse shops, stores such as Sainsbury's, M&S and Waitrose, a station (Waterloo line), senior schools, Alton School, HSDC Alton College, a sports centre and 2 outlying golf courses among its attributes.

DIRECTIONS

From Alton, take the A339 towards Basingstoke. Upon entering open countryside, turn left signposted Beech and Medstead. Continue to Medstead village centre passing the village green on the left and then the Handy Store also on the left. Then immediately turn left into Green Stile. Follow the road along bearing right at the triangular green where the property can be found at the head of the close on the right.

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

Mains electricity, water and gas. Sewerage treatment plant.



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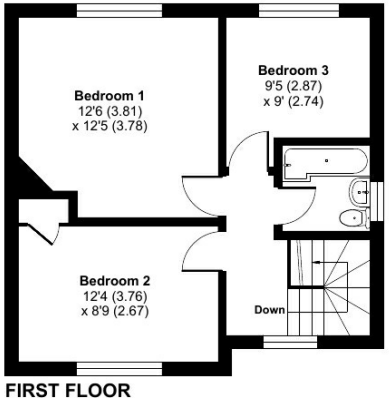
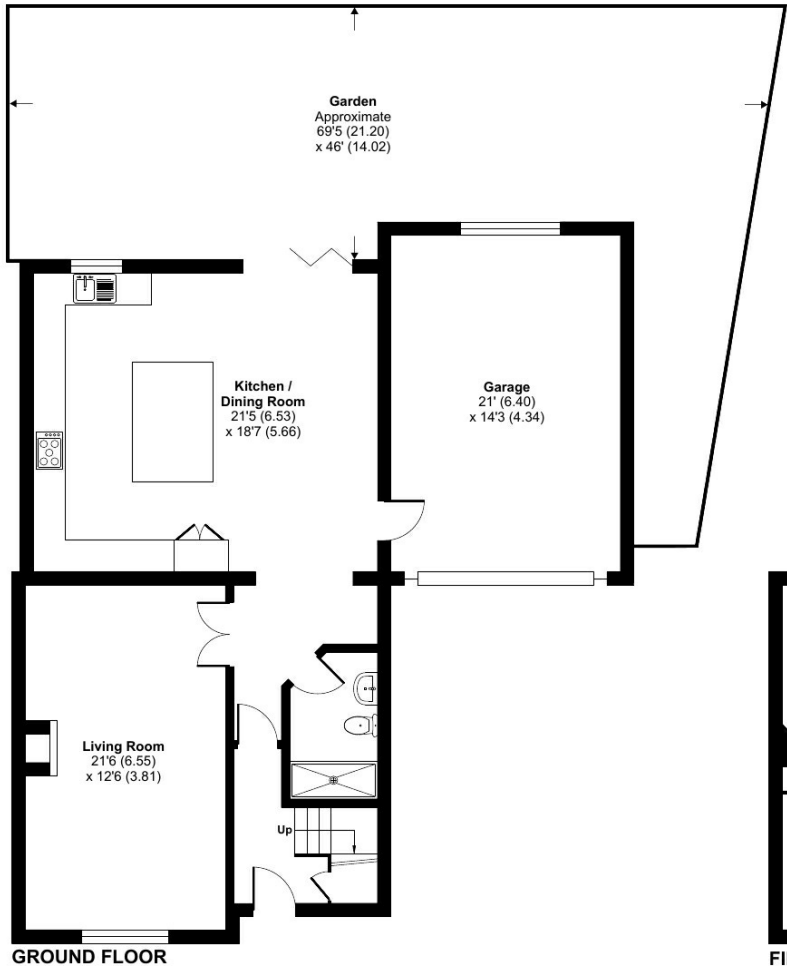
VIEWING

Strictly by appointment with Warren Powell-Richards



Green Stile, Medstead, Alton, GU34

Approximate Area = 1336 sq ft / 124.1 sq m
 Garage = 301 sq ft / 27.9 sq m
 Total = 1637 sq ft / 152 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). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1089754

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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