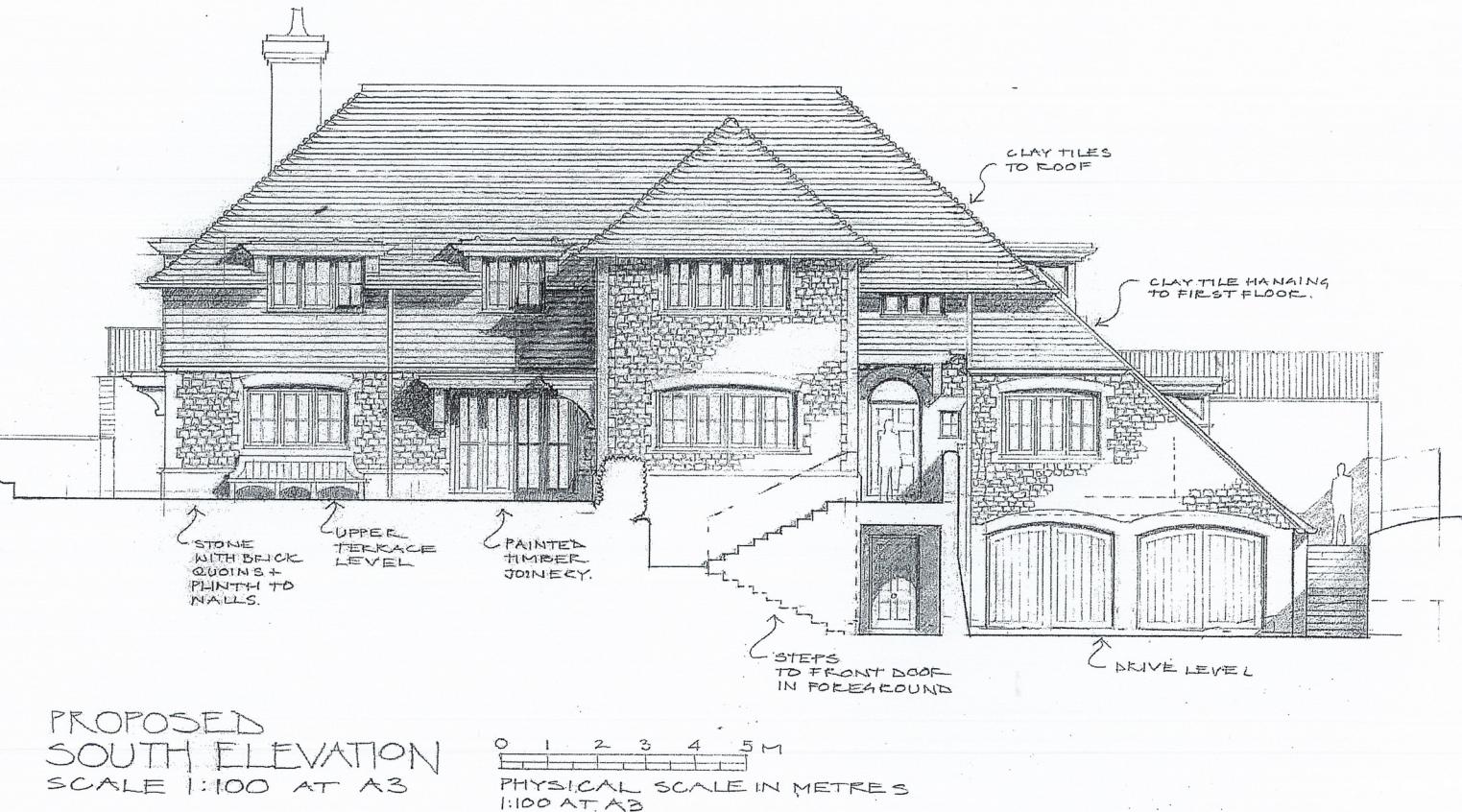


wpr.

Building plot to west of
122 Medstead Road, Beech, Alton, Hampshire, GU34 4AF

Price Guide £675,000



This drawing has been prepared for the sole purpose of submitting an application for planning permission only and does not purport to be a working or contractual drawing and should not be used for any construction or contractual purposes.

A PROPOSED NEW HOUSE ON LAND ADJACENT TO
122 MEDSTEAD ROAD, BEECH, ALTON GU34 4AF

SMALLEY
HALLES
ARCHITECTS

**Building Plot to west of
122 Medstead Road, Beech, Alton, Hampshire GU34 4AF**

Price Guide £675,000 Freehold

- Alton town centre 2.5 miles
- Local country & woodland walks
- Easy access Basingstoke & M3
- Bentworth village nearby

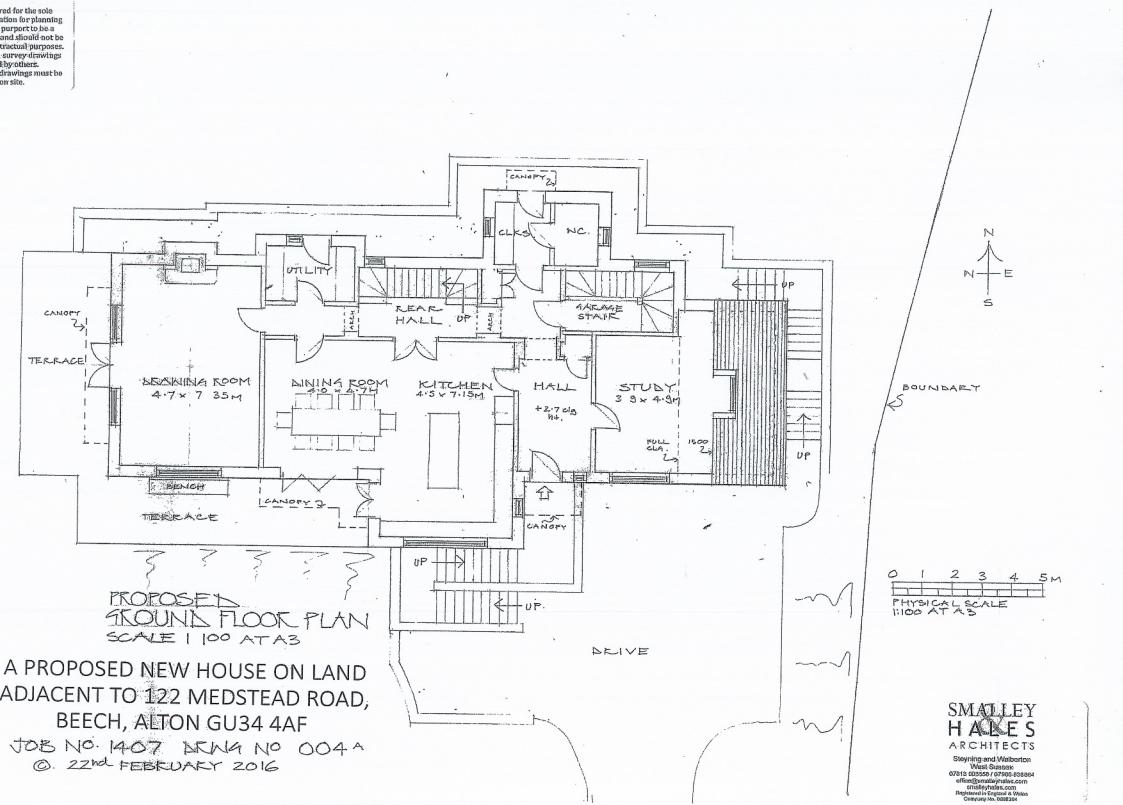
A rare opportunity to acquire a 0.5 acre (0.2 hectare) single building plot for an Arts and Crafts style detached 4 double bedroom house in a lovely, lightly wooded village setting with the benefit of planning permission

- Hall & cloakrooms
- Drawing room & study
- Dining kitchen & utility
- 4 double bedrooms
- 2 en-suites & family bathroom
- Double garage
- Individual plot

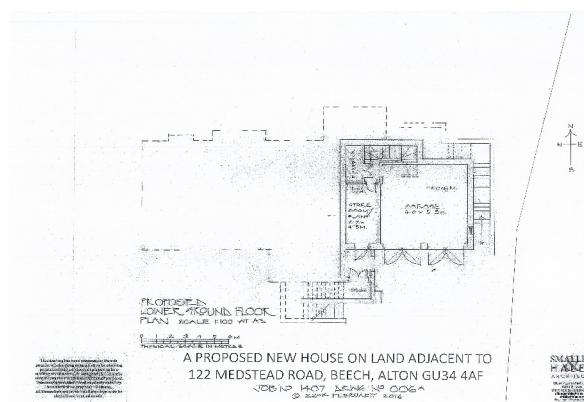
DESCRIPTION

Planning permission has been granted by East Hampshire District Council under reference no. 59292 dated 22 February 2022 for a detached two storey dwelling house with a lower ground floor integral double garage together with landscaping, subject to conditions. This prestigious single plot has a long road frontage and lies opposite Bushy Leaze Wood. The neighbouring properties in this low density village area are of individual detached designs, some of which have been built during recent years. The accommodation will enjoy a main aspect in a south easterly direction with the majority of the grounds being to the south west side and the rear.

This drawing has been prepared for the sole purpose of submitting an application for planning permission only and does not purport to be a working drawing or contract. It must not be used for any construction or contractual purposes. This drawing has been based on other drawings and may have been prepared by others. All dimensions and levels on all drawings must be checked and verified on site.



**SMALLEY
HALLS
ARCHITECTS**
Basing and Walberton
West Street
07915 249200 01483 858864
offices@smalleyhalls.com
Registered Office: Basing and Walberton
Croydon CR0 0EE
Company No. 003224



LOCATION

The plot occupies a silvan, low density village setting in Beech opposite Bushy Leaze Wood with its 'Park Pale', a boundary relic of ancient hunting grounds, providing walks and bridleways. Beech lies immediately to the west of the country town of Alton and has unrivalled access to the town, Basingstoke and the M3. The village has an active social calendar, village hall and St Peter's Church, and, in nearby Bentworth, a C of E Primary School and the Sun Inn. For the rail commuter, Alton links with London Waterloo - minimum journey time 67 minutes. In Jane Austen country, Alton has open air markets, individual shops, M&S, Waitrose, Sainsbury's & Boots stores, senior schools, Alton School/Convent, a highly regarded Alton College, sports centre, fitness clubs and two golf courses. Notable local landmarks include private education at Lord Wandsworth College, gliding at Lasham, Jane Austen's house in Chawton, Gilbert White's Selborne, and trout fishing on the Itchen. The area is renowned for being walker and cycler friendly.

DIRECTIONS

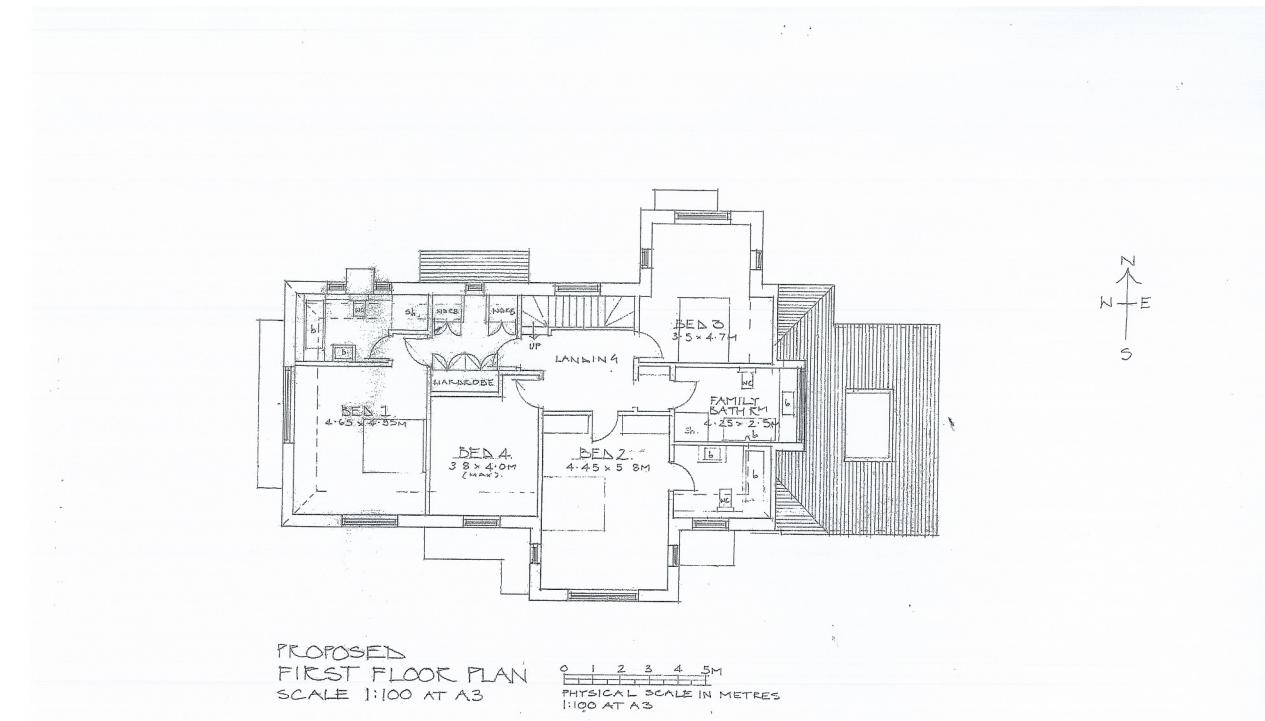
Leave Alton on the A339 Basingstoke Road. Upon entering open countryside, turn left signposted to Beech and Medstead. Proceed for 0.75 mile where the plot is on the right opposite the woods between No's 122 & 140 Medstead Road.

LOCAL AUTHORITY

East Hampshire District Council, Penns Place, Durford Road, Petersfield, Hampshire GU31 4EX, Tel: 01730 266551 www.easthants.gov.uk

SERVICES

All mains services are understood to be available. Water and electric already on site.



A PROPOSED NEW HOUSE ON LAND ADJACENT TO
122 MEDSTEAD ROAD, BEECH, ALTON GU34 4AF

JOB NO. 1407 DRAWN NO. 005A
© 22nd FEBRUARY 2016

SMALLEY & HALE'S
ARCHITECTS
Sunning and Wotton
West Sussex
GU25 9AS
01273 460054
01273 460054
smalley@smalleyhales.com
smalleyhales.com
Registration No. 398209
Department of Energy & Works
Guarantee No. 398209





For identification purposes only - not to scale

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

NOWKDa220113

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.