

wpr

# 2 Beechlands Road

Medstead, Alton, Hampshire, GU34 5EQ

Price £550,000



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Price £550,000 Freehold

- Chawton Park Wood 0.4 mile
- Medstead High Street 1 mile
- A31 & Four Marks 0.8 mile
- Central Alton 4.7 miles

Presenting wonderful and colourful gardens with outbuildings, an extensively planned detached 3/4 bedroom bungalow in a well regarded no-through village road on a 0.25 acre (0.01 hectare) plot. CHAIN-FREE. Versatile also offering 2 drives.

- Sitting room 21'7 x 12'0 max. + open fire
- Dining room & study/bedroom 4
- Kitchen, 2 halls & porch
- 2 white suited shower rooms
- 2 drives, garage, carport & workshop
- Mature gardens + further sheds
- Chain-free sale

### DESCRIPTION

Extended to the rear for the present owners in the mid 1970s, the 1965 built bungalow offers versatile accommodation with great potential for alterations if required subject to any necessary consents. In recent years, the porch and boiler have been replaced, and the bathroom refitted as a shower room whilst there is still scope for further updating. The property lies opposite fields in a semi-rural location between the villages of Medstead and Four Marks. Features include replacement uPVC double glazing, the gas heating system with radiators and the replacement Viessmann boiler, and several uPVC barge and fascia boards. The sitting room is twin aspect whilst the dining room opens via French doors to a grapevine pergola courtyard progressing to the well stocked rear gardens.



Further attributes are the Zelkova and Japanese Maple trees, and the driveway, which not only leads to the left hand garage but also to the right side where the carport and workshop are sited. There is light and power to the garage and a fitted ladder in the rear hall giving access to the main loft.

### LOCATION

Beechlands Road is a no-through village road with fields opposite in the Red Hill area of Medstead with the rides and footpaths of Chawton Park Wood in the neighbourhood. The road consists of mainly detached bungalows of a similar age with a more recent cul-de-sac beyond. Four Marks shopping centre with its Tesco Express, M&S garage outlet and Co-op store, is within 1 mile whilst the old market town of Alton has a Georgian influenced High Street within a 4.7 mile drive. The traditional village of Medstead includes the Handy/ Post Office Stores, a primary school, St. Andrew's Church, The Castle of Comfort Inn, a village green with associated activities such as tennis, bowls, cricket and amateur dramatics, a gardeners club and an invaluable mini-retail square at Lymington Barns along with the Mansfield Park Doctors' Surgery. Alton lists diverse shops, stores such as M&S, Waitrose, Sainsbury's, Aldi and Wickes, a station (Waterloo line), senior schools, Alton School, a FE College and a sports centre amongst its attributes. There are also golf courses in the area. Alresford, nestling in the Itchen Valley to the south west, includes a magnificent Broad Street and Perins academy amongst its facets.

### DIRECTIONS

From Alton take the A31 towards Winchester. Entering Four Marks, after the pelican crossing, turn 3rd right into Boyneswood Road towards Medstead. Continue eventually bending left and descend Red Hill. Turn left at the bottom into Beechlands Road. The property is shortly on the left.

### COUNCIL TAX

Band E - East Hampshire District Council.

### SERVICES

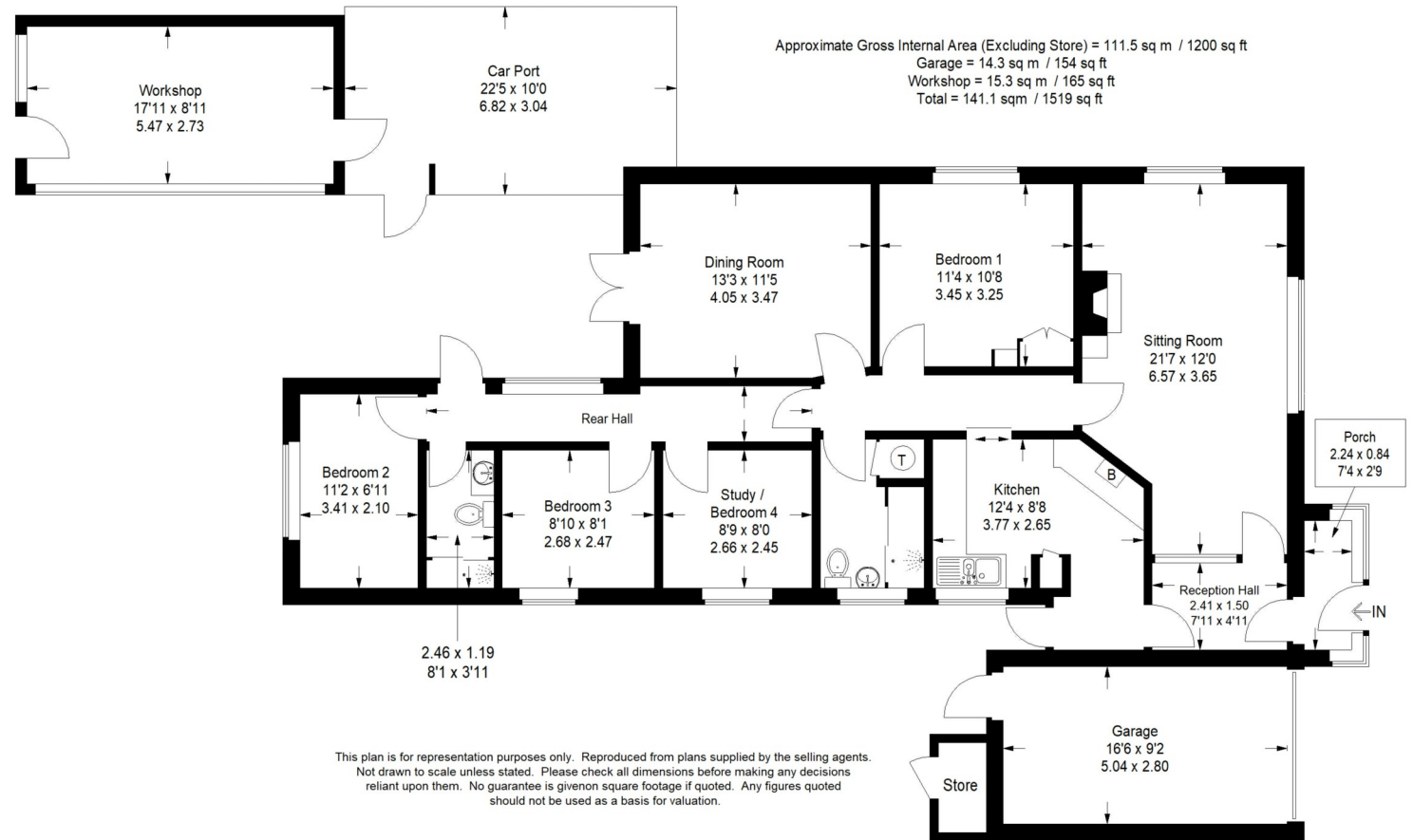
Mains electric, water and gas. Septic tank drainage.



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## Beechlands Road, Medstead



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		<b>82</b>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>67</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
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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