

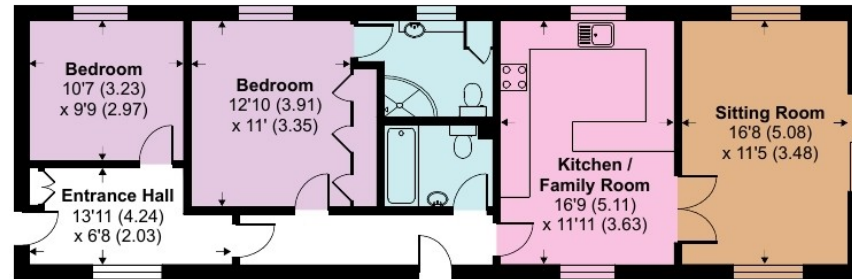
Five Ash Road, Medstead, Alton, GU34

Approximate Area = 3892 sq ft / 361.5 sq m (includes garage)

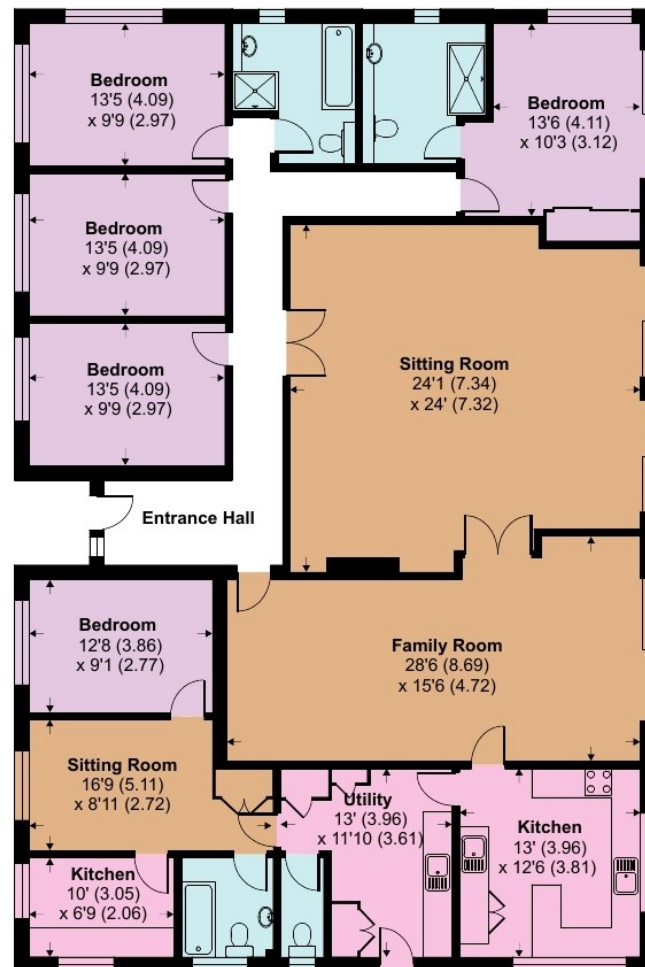
Outbuildings = 147 sq ft / 13.7 sq m

Total = 4039 sq ft / 375.2 sq m

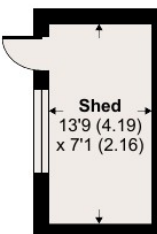
For identification only - Not to scale



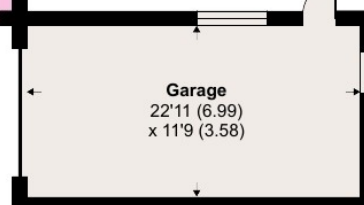
Bungalow 2



Bungalow 1



OUTBUILDING 1



FIVE ASH ROAD, MEDSTEAD, ALTON, HAMPSHIRE, GU34

Guide Price £1,100,000

These two properties are suitable for multi-generational living or for extravagant family space. The accommodation totals over 3,800 square feet and enjoys a southerly aspect backing onto open countryside.

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ACCOMMODATION

- Two bungalows for sale
- Accommodation over 3,800 square feet
- Detached bungalow in garden
- Mature landscaped gardens of 0.84 acres
- Backing onto fields
- Large driveway and garage
- Southerly aspect
- 5.5 miles to Alton mainline train station

DESCRIPTION

The accommodation is well laid out in both properties, perfect for two sets of families with the main reception rooms enjoying the southerly aspect and views across the gardens.

Upon entering the main house, the inviting entrance hall leads to a bright, spacious sitting room, large family room with French doors overlooking the gardens, recently modernised kitchen/breakfast room, large utility room with back door to side, storage room and cloakroom. The west wing of the main house comprises principal bedroom with built in wardrobes, French doors to patio and en suite shower room, three further double bedrooms and family bathroom. There is also a self-contained annexe consisting of double bedroom, sitting room, kitchenette and family bathroom. There are also 16 south facing solar panels.

Property 2:
A particular feature is the detached two bedroom bungalow (Bumbles II) adjacent to the main house. The property provides excellent ancillary accommodation, ideal for guests, multi-generational living, business use or an Airbnb opportunity. Accommodation consists of entrance hallway, a generous kitchen/breakfast room, sitting room with French doors to patio, principal bedroom with built in wardrobes and en suite shower room, further double bedroom and bathroom.

Outside
Naturally screened by an established hedge, the gardens enjoy a sheltered southerly aspect totalling a plot size of 0.84 acre. The front lawn with its



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

sleeper style borders extends to the easterly side progressing to continuous lawns at the rear. There are multiple lantern and outside lights, several taps and a collection of outbuildings including 3 timber sheds, a screened store and greenhouse. The rear lawns are overlooked by a paved sun terrace adjoining the main bungalow’s accommodation at the rear. There are island shrubbery beds, trees featuring a magnolia, evergreens and further mature varieties, and topiary bushes with the rear lawn progressively widening and backing onto an open field.

LOCATION

Commanding a long broad verged frontage opposite and backing onto open countryside, Bumbles enjoys a main southerly aspect with garden vistas from the accommodation. The property is located in the semi-rural south easterly corner of Medstead, a traditional village providing local shops including a butchers and post office, Medstead Church of England primary school (specialist provision for deaf children), St Andrew’s Church, a pub, central village green and sports facilities, doctors and dental surgery, nearby Watercress Line (steam engine line), local interest societies and footpaths, bridleways and byways over the surrounding rolling countryside. The A31, within 0.75 mile, leads to Alton, Farnham, Guildford and Winchester. Adjacent to Medstead, Four Marks offers alternative more extensive shopping facilities within 1 mile whilst the historic old market town of Alton is within 5.25 miles affording High Street shops, M & S, Sainsbury’s and Waitrose stores, station (Waterloo line), senior and Convent schools, an FE College, sports centre, fitness studios and an international cuisine. Alresford to the south west includes walks beside the River Itchen, the splendid Broad Street, and Perins Academy School/Specialist Sports College among its attributes. There are also private schools and golf courses in the area.

Directions
From Alton, take the A31 towards Winchester. Upon entering Four Marks and passing Cedar Vets on the left, turn right signposted Medstead onto Boyneswood Road. Continue on this road for 0.75 mile continuing as Red Hill and Five Ash Road, where the property is on the left.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield I Council Tax Band - F

DISCLAIMER
Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.