

# Homestead Road, Medstead, Alton, GU34

Approximate Area = 3516 sq ft / 326.6 sq m (includes garage and excludes lean to)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Outbuildings = 1230 sq ft / 114.3 sq m

Total = 4763 sq ft / 442.4 sq m

For identification only - Not to scale

Denotes restricted head height



## Homestead Road, Medstead, Alton, Hampshire, GU34

Offers in excess of £1,600,000

An imposing country equestrian home offering over 3,500 sq. ft. and is set within grounds of around 8.1 acres.

Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

**Winkworth**



**ACCOMMODATION**

- Open plan vaulted kitchen/breakfast/orangery
- Four reception rooms and three bathrooms
- Principal bedroom suite
- Double garage
- Utility and boot room
- 5 unit stable block
- Tack room & hay barn
- Sand and rubber riding school
- Gardens and grounds circa 8.1 acres

**DESCRIPTION**

An imposing detached country equestrian home set within grounds of around 8.1 acres, offering fantastic equestrian facilities encompassing a stable block with 4 stables and tack room, a ménage, lunge pen and fenced paddocks.

Set within the desirable village of Medstead, this family home offers luxury open plan living set within beautiful grounds and open countryside.

Complete with stunning oak framed orangery, integral double garage and large driveway with parking for several cars, this property offers the new homeowner a fantastic opportunity.

The ground floor comprises generous hallway with cloakroom and storage, leading through to a large sitting room with fireplace and patio doors, snug/family room and impressive kitchen/breakfast room with a range cooker and over mantel, fitted units and breakfast bar, leading through to the dining/family area in a stunning oak framed orangery laid with stone flooring and vaulted ceiling with a large skylight. To the far side of the kitchen is a utility room, separate boot room and a garage with its own second cloakroom. A ground floor study ideal for working from home completes the ground floor accommodation and there is underfloor heating at ground floor level.

Stairs lead up to a generous landing from which all five double bedrooms are



accessible, the huge principal suite featuring French doors to the balcony, en suite bathroom and good-sized dressing room with storage area. The second bedroom also boasts an en suite shower room. A large family bathroom offers both a bath and shower unit and serves the remaining bedrooms.

**Outside**

A private driveway provides ample parking and access to the front. The house stands within attractive landscaped grounds providing a beautiful setting and wonderful views. A paved terrace adjoins the kitchen/orangery and provides an ideal outside seating area. There are three field shelters and several paddocks divided by post and rail fencing beyond the inner garden with vehicular access from a separate gate. The 5 unit stable block with power, water and hard standing includes a mare and foal corner unit. There is also a tack room and hay barn. Within the grounds there is a sand and rubber riding school and sand and rubber ménage/lunge pen.

**LOCATION**

Medstead is an active village with a church, public house, primary school, local shops and a number of village clubs and societies. The village is set amidst fine Hampshire countryside between Wield, Four Marks and Bentworth. Nearby footpaths connect into a network of public footpaths and bridleways, making the surrounding countryside fully accessible from the property. The historic market towns of Alton and Alresford both provide a very good range of facilities with two secondary schools, a sixth form college and mainline station to London Waterloo at Alton and Perins School at Alresford. The nearby village of Four Marks also provides a good range of day-to-day facilities including a selection of shops, bakery & café, M&S Simply Food and primary school.

**LOCAL AUTHORITY**

East Hampshire District Council, Petersfield

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	79
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	