



At home in Medstead

Overdale, Upper Soldridge Road

MEDSTEAD, ALTON, HAMPSHIRE, GU34 5QG

Asking Price £1,450,000

- Beautiful Modern House built in 2016/17
- Stunning Open-Plan Interiors
- Immaculately Presented Throughout
- Four Bedrooms and Three Bath/Shower Rooms
- Secluded Southerly-Facing Garden
- Tranquil Edge of Village Location

A beautiful modern house built to an exacting specification, with stunning open-plan interiors and an impressive double height hall and landing. It is situated in a tranquil edge of village setting on an overall plot of 0.6 acre, with a secluded, lawned garden, excellent parking, and garaging for three cars. The property has been built with energy efficiency in mind, with an air-source heat pump for heating and hot water, triple glazing throughout, and underfloor heating to the ground floor and first floor bathrooms.

The property is approached via electrically operated wrought iron gates, with a gravel driveway which curves up to the parking area. The timber clad garage block has electrically controlled doors and houses three cars, with a large storage room above measuring 6.9m x 4.3m, accessed via stairs to the side.

The front door opens to the impressive entrance hall, from where stairs lead up to the first floor. The hall, kitchen, dining room and family room link together to create a fabulous, open-plan living space, with bi-fold doors opening to the garden. The kitchen is from Christchurch handmade kitchens, and includes integrated appliances and a matching





island unit. The family room has smart wooden flooring, doors to the garden, and hidden sliding doors opening to the spacious living room, which has a wood burning stove.

At the top of the stairs, the amazing landing wraps around a double height atrium and enjoys lovely views of the garden. The principal bedroom includes a walk-in dressing area and an en-suite bathroom with separate shower. The second bedroom also has its own ensuite shower room, with two additional double bedrooms and a bathroom with separate shower.

There is gated access to both sides of the house, leading to the garden, which stretches away towards a log cabin and a small copse at the far end. The paved terrace adjoins the rear of the house is well placed to enjoy sunny days.

Upper Soldridge Road is a beautiful semi-rural location on the edge of the popular village of Medstead, which is known for having an active community with a good number of clubs and societies, a village hall, church, shop and post office and a primary school. Nearby Four Marks, has additional shopping facilities. The market town of Alton, has a Waitrose, an M&S food store and Sainsburys, along with other shops and facilities. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

LOCAL AUTHORITY INFORMATION

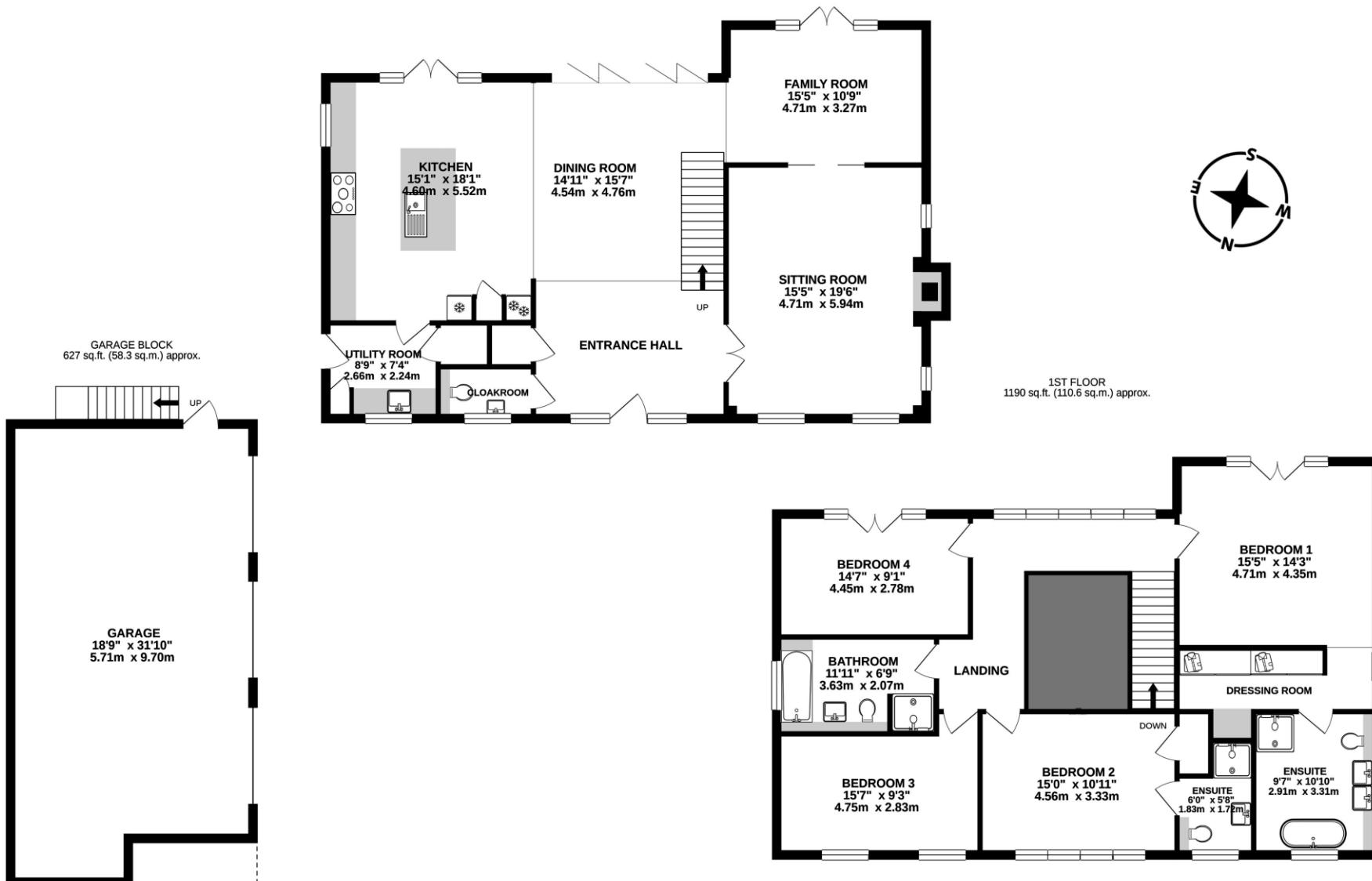
East Hampshire District Council
Council Tax Band: G

SERVICES

Mains water and electricity connected. Private waste treatment plant. Air source heat pump for heating and hot water. Under floor heating on ground floor with zoned thermostats.

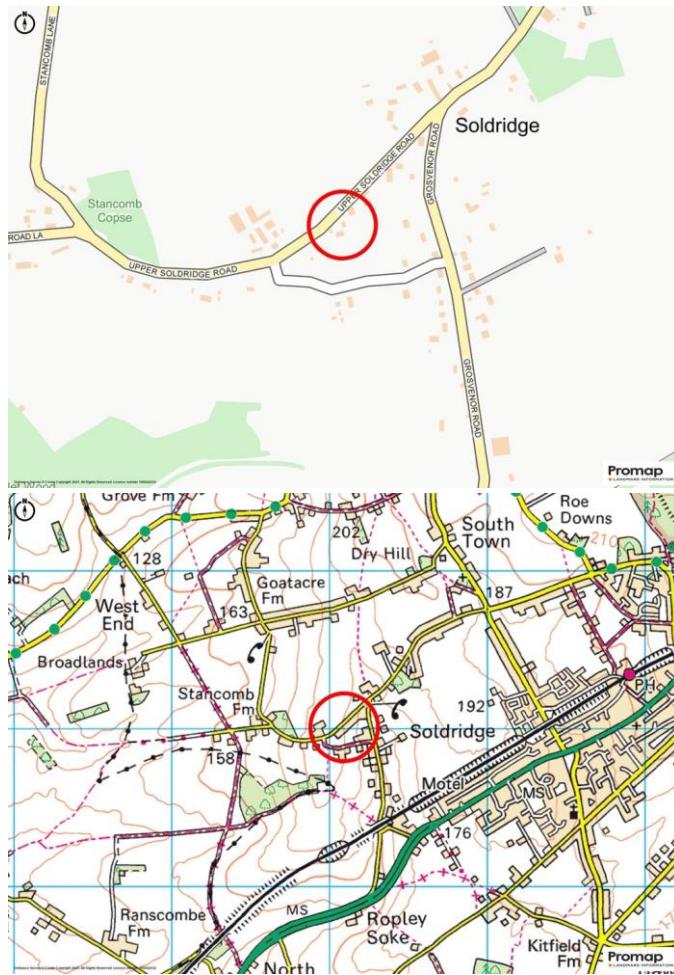


GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA : 3096 sq.ft. (287.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



DIRECTIONS

From the A31 in the centre of Four Marks: Proceed in a northerly direction on Lymington Bottom Road for just over half a mile. Turn left into Soldridge Road and follow along for half a mile. Overdale will be found on the left hand side, about 250m after the left hand fork in the road towards Ropley.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


Hellards