



Soldridge House, Soldridge, Medstead

At home in Hampshire


Hellards

Soldridge House

SOLDRIDGE, MEDSTEAD, HAMPSHIRE GU34 5JF

Guide Price: £1,450,000

- Sizeable Period Home in Tranquil Setting
- Secluded Plot of Over an Acre
- Well Presented with Character Features
- Modern Kitchen/Dining Room Extension
- 4 Reception Rooms and 5 Bedrooms
- Double Garage with Workshop

A period home of considerable character, Soldridge House is one of the oldest homes in the area having been built circa 1820. The property enjoys a private and secluded location, being surrounded by lawned grounds with mature trees and hedging. The original house has elegantly proportioned rooms, with period features including sash windows, high ceilings and skirtings. More recently, the house has been modernised and a wonderful kitchen/dining room extension has been added, which opens directly to the garden.

The house is approached via a gravelled driveway, with a path to the front door, which opens to a long entrance hall. The accommodation on the ground floor includes an elegant drawing room with a fireplace, a study, family room and sizeable sitting room. The heart of the home is the stunning kitchen, which features a lantern roof and a range of bespoke kitchen units with a matching island and ample space for dining. A utility and cloakroom complete the ground floor accommodation.

Stairs from the sitting room lead up to the principal first floor bedroom, which features a sizeable ensuite bathroom. A second staircase from the hall leads up to the other bedrooms, two of which are double rooms, one having an ensuite shower room. There is a linen cupboard and family bathroom off the landing with access to the good sized loft space.

The house sits within attractive gardens of 1.09 acres, which wrap around the property giving it a good deal of privacy and seclusion. The garden is mainly laid to lawn, with a flat area previously having been used as a tennis court. There is a garden studio measuring 7.0 x 3.7 metres. The large double garage has a useful store room to the rear.





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.

SERVICES

Mains electricity, gas and water are connected. Private drainage system.

LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: G

DIRECTIONS

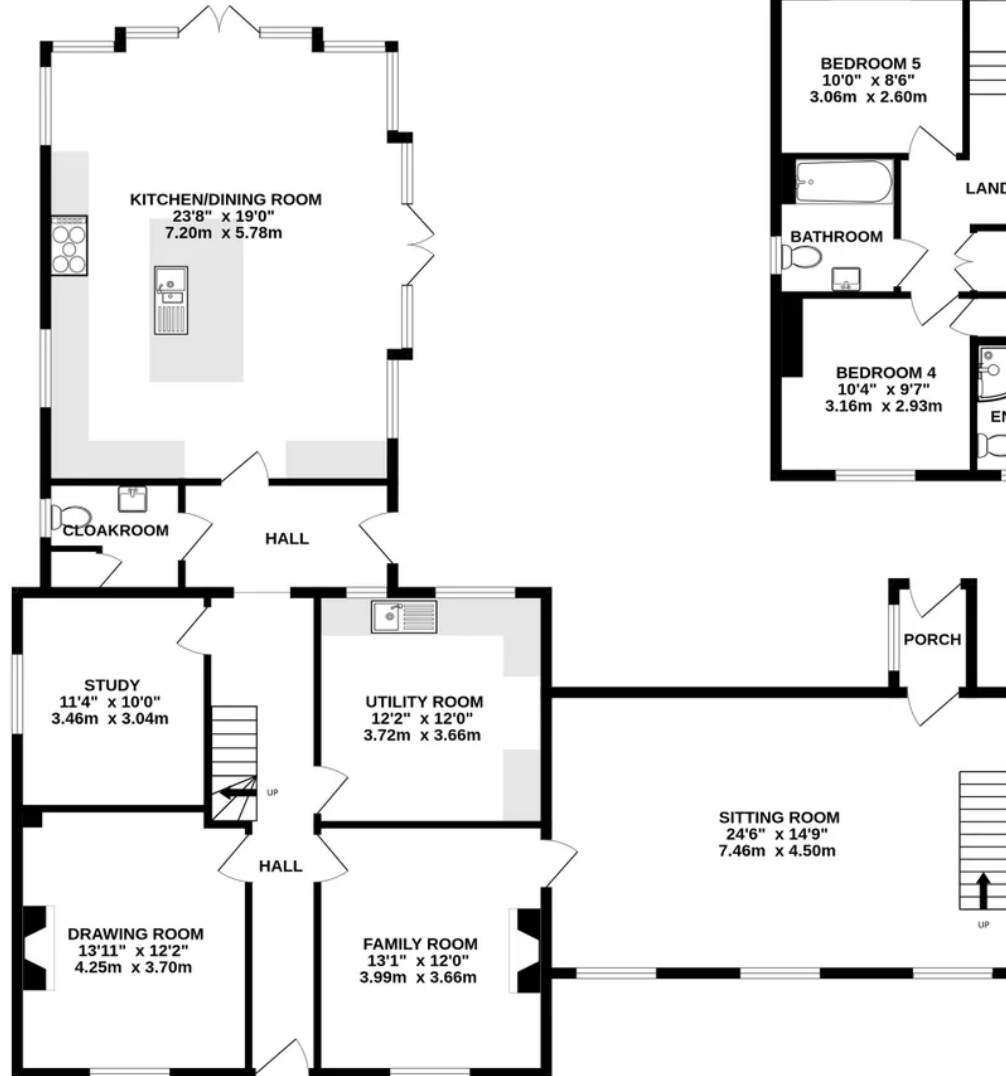
From the A31 in the centre of Four Marks: Proceed in a northerly direction on Lymington Bottom Road for just over half a mile. Turn left into Soldridge Road and follow along for half a mile. Soldridge House will be found on the right hand side, just before the left fork in the road towards Ropley.

What3words: [///warbler.succeed.constants](https://www.what3words.com////warbler.succeed.constants)

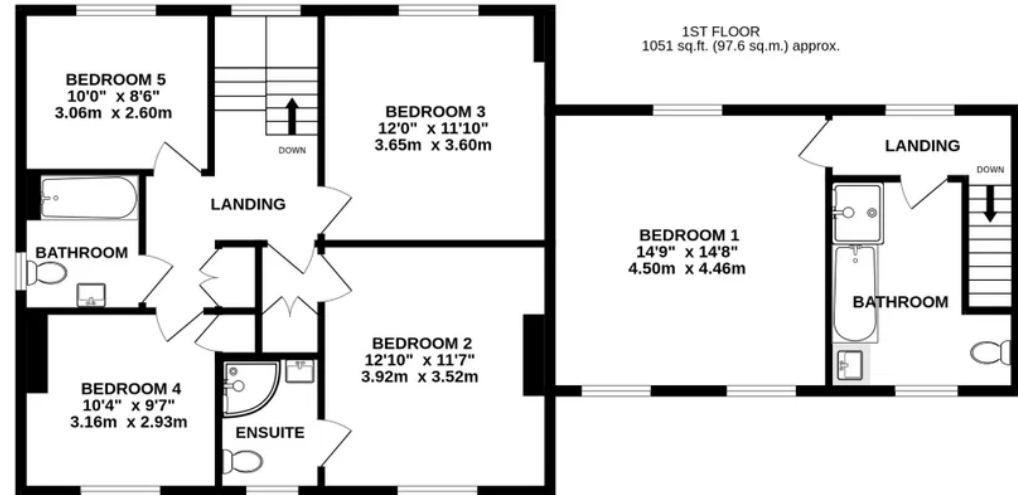




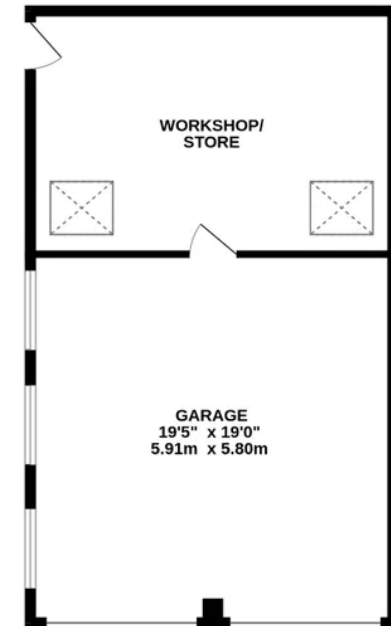
GROUND FLOOR
1610 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



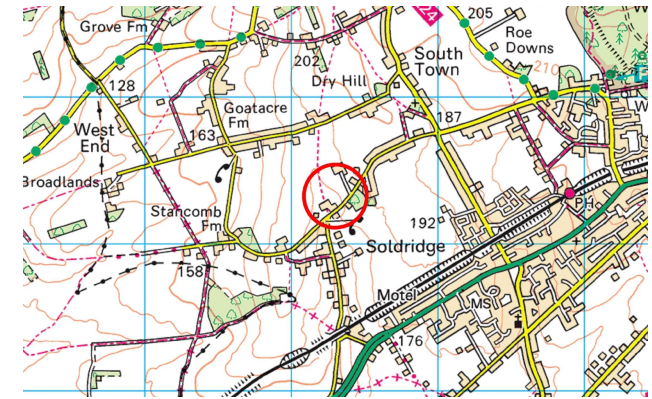
GARAGE
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 3272 sq.ft. (304.0 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.

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

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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.