



*At home in Medstead*

# Magnolia House, Boyneswood Road

MEDSTEAD, ALTON, HAMPSHIRE, GU34 5EA

## Asking Price £850,000

- Immaculately Presented Family Home
- Built to an Exceptional Standard in 2013
- South-Facing, Secluded Garden
- Double Garage and Driveway Parking
- Five Bedrooms and Three Bath/Shower Rooms
- Plenty of Versatile Living Space

An immaculately presented modern home built in 2013 and fitted out to an exceptional standard. Sitting in a secluded location off Boyneswood Road, Magnolia House is the perfect family home, with five bedrooms, three bath/shower rooms and plenty of versatile living space. There is a double garage, driveway parking, and a sizeable south-facing garden. There is underfloor heating on the ground floor, and solar panels on the roof.

The property is approached along a quiet, private road, with a path leading across the front garden to the front door. The entrance hall has attractive tiled flooring, a cloakroom, stairs to the first floor and an understairs cupboard. On the left, double doors open to the generous sitting room, which features a stylish electric fire and French doors to the garden. Also off the hall is the family room, which has a window to the front. The heart of the home is the spacious kitchen/dining room, which features a contemporary range of kitchen units, with Silestone composite worktops, an inset sink, and a matching island unit with a breakfast bar. Integrated Bosch appliances include an eye level oven, combination microwave oven, a halogen hob with extractor hood, dishwasher and fridge/freezer. The tiled flooring runs into the dining area, which has plenty of space for a dining table and chairs. French doors open to the garden. The utility room has a composite worktop with an inset sink and storage units, and doors to the garden and garage.







On the first floor, there is a seating/study area on the spacious landing, with stairs to the second floor and an airing cupboard housing the hot water cylinder. The main bedroom has plenty of built in wardrobe space and a lovely view over the garden, as well as an en-suite shower room with a white suite. The second and third bedrooms are both double rooms with built-in wardrobes and views of the garden. The second bedroom has its own en-suite shower room, with white suite. The fourth bedroom is a single room, with built-in storage and a window to the front. The superb family bathroom has recently been re-fitted with a gorgeous oval bath and a separate glass shower enclosure. Upstairs, on the second floor, is a large attic room, which could be used for a multitude of different purposes including a fifth bedroom, or a study/family/hobbies room.

Outside, the double garage houses the gas boiler, and is accessed via twin remotely-controlled electric doors. A gate to the side of the house leads through to the lovely garden, which faces due south. There is a paved terrace adjoining the rear of the house, with the remainder of the garden being lawned.

Magnolia House is located in 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 Four Marks. 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 water, gas and electricity are connected. The access road and shared septic tank are owned by the residents, the maintenance of which is covered by the management charge, which we understand to be £400 pa for each property.

### LOCAL AUTHORITY INFORMATION

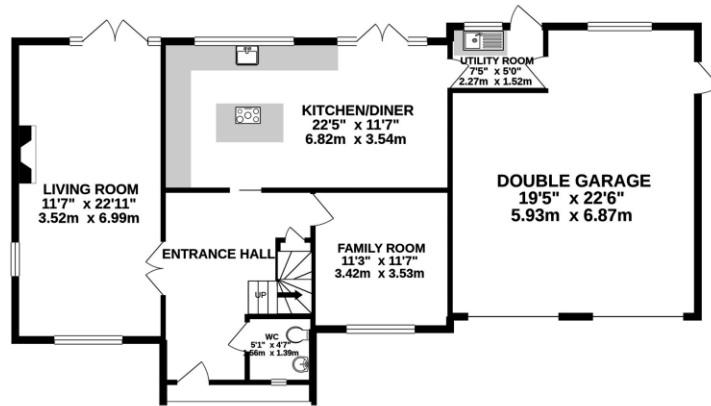
East Hampshire District Council  
Council Tax Band: G



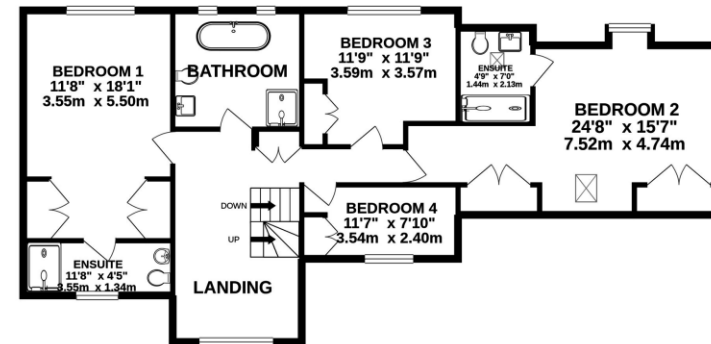




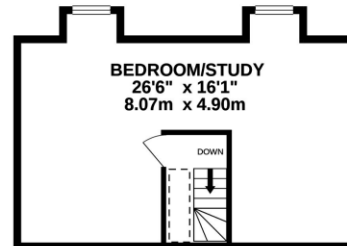
GROUND FLOOR  
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.7 sq.m.) approx.

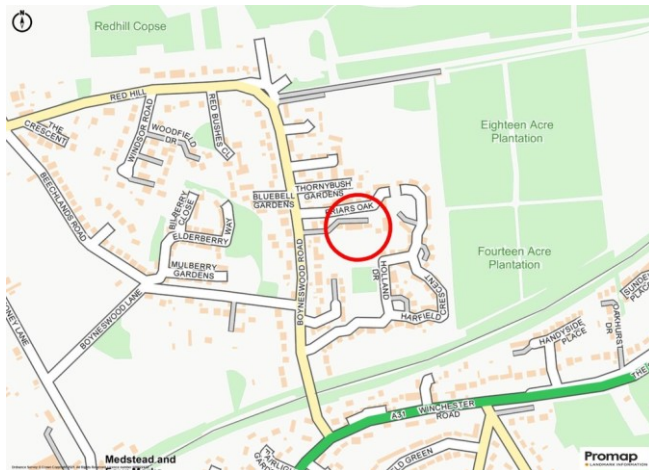


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TOTAL FLOOR AREA : 2761 sq.ft. (256.5 sq.m.) approx.

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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### DIRECTIONS

From the A31 in the centre of Four Marks, turn into Boyneswood Road, heading in a northerly direction. Follow the road for about 400 metres, crossing the railway bridge along the way. Magnolia House is located in a private road on the right hand side, just before Friars Oak. On entering the road, Magnolia House is the fourth house on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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