

New House, Beech, Alton, Hampshire

New House, 122 Medstead Road, Beech, Alton, Hampshire, GU34 4AF

Price £1,495,000



An outstanding brand new detached house offering a spacious and comfortable family home to an exemplary design set on a landscaped 0.5 acre plot in an easily accessible village within 2.5 miles of Alton's High Street.

- Individual two storey design - approx. 4280 sq ft (397.7 sq m) gross internal area inc. double garage
- 4 fine reception rooms + grand hall
- Optiplan family kitchen & utility room
- 5 double bedrooms & 2 dressing areas
- 4 bathrooms (3 en-suites + four piece bathroom)
- Knapped flintwork with part rendering, brickwork and quoining, and gauged arches to main elevations
- Engineered oak to internal doors and reception area floors
- High ceilings with downlighting and coving
- Laminated timber framed double glazing
- Underfloor heating with radiators upstairs served by gas heating system
- White sanitaryware with chrome fittings off pressurised system
- Solar panels and security alarm
- Landscaped gardens - main Westerly aspect
- 10 year warranty

Crafted and built to an exacting and high quality specification by Landmark Country Homes Ltd., the house is embellished in rich architectural detail with a strong Arts & Crafts influence sitting in a superb electric gated private plot. Village homes, let alone new ones, are seldom available of this standard, scale and dimension.

The house occupies a silvan, low density village setting in Beech opposite Bushy Leaze Wood with its 'Park Pale', a boundary relic of ancient hunting grounds, providing walks and bridleways. Beech lies immediately to the West of the country town of Alton and has unrivalled access to the town, Basingstoke and the M3. The village has an active social calendar, village hall and Montessori nursery, St Peter's Church and, in nearby Bentworth, a C of E Primary School and the Sun Inn. For the rail commuter, Alton links with London Waterloo - minimum journey time 67 minutes. In Jane Austen country, Alton has open air markets, individual shops, M&S, Waitrose, Sainsbury's & Boots stores, senior schools, Alton Convent, highly regarded Alton College, sports centre, fitness clubs and two golf courses. Notable local landmarks include private education at Lord Wandsworth College, gliding at Lasham, Jane Austen's house in Chawton, Gilbert White's Selborne, and trout fishing on the Itchen. The area is renowned for being walker and cyclist friendly.

Ground Floor

Arched Porch 8' 4" x 7' 9" (2.54m x 2.36m)

Featuring gauged brick archway with sandstone threshold, side aspect and downlighting. Part leaded light, oak front door with matching pair of side screens and brass furniture to:-

Grand Hall 26' 4" x 11' 2" (8.02m x 3.40m) overall

Light and airy with oak flooring, alarm control panel, thermostat, phone point (subject to connection). Walk-in understairs cupboard - light. Built-in services cupboard, electric consumer units and heating/central controls, light.

Cloakroom

Suite of soft closing WC, and rectangular bowl hand basin with mono tap and soft closing cabinet. Part tiled walls, ceramic tiled floor, chrome multiple heated towel rail.

Drawing Room 33' 2" x 19' 6" (10.10m x 5.94m) overall

A magnificent triple aspect room with sun terrace and garden vistas. Fine natural brick raised working open fireplace with gas point, integral lighting, pair of display alcoves and oak mantel beam. Exposed oak beams and oak flooring. Two pairs of double French doors opening to sun terrace/rear garden. Multi-media points, space for flatscreen TV, carbon monoxide alarm. Two pairs of part glazed panelled doors - one to hall, other opening to:-

Lifestyle Family Kitchen 29' 7" x 13' 10" (9.01m x 4.21m)

Increasing to 16'6 (5.03m). A superb twin aspect room including bay window and featuring seasoned exposed oak beams with Optiplan high quality fitted furniture to Genoa cream gloss finish, integrated appliances, granite worktops and upstands, soft closers and brushed chrome handles. Providing Bosch pair of stainless steel split level electric ovens, touch screen hob and chimney style stainless steel and glass finished vented hood with glass back, microwave, Bosch dishwasher and tall pair of Caple fridge and freezer. Extensive series of floor cupboards including cantilevered island unit/breakfast bar, tower, utensils and pan drawers, countersunk one and a half bowl stainless steel sink with swan neck mixer, task lighting and tiled splashbacks with wall cabinets. Part glazed door to hall. Ceramic tiled floor. Dedicated family area with oak flooring, points for two flatscreen TVs.

Dining Room 18' 6" x 14' 6" (5.63m x 4.42m)

Twin aspect. Exposed oak beams and oak flooring. Pair of part glazed entry doors from hall. Pair of French doors to terrace/gardens.



Sitting Room 14' 9" x 13' 2" (4.49m x 4.01m)

Twin aspect. Exposed oak beams, multi-media point. Pair of French doors to terrace/gardens. Part glazed entry door.

Study 11' 10" x 9' 10" (3.60m x 2.99m)

Front aspect. Ethernet point.

Utility Room 20' 3" x 8' 6" (6.17m x 2.59m) overall

Side aspect with two light tubes. Optional automatic sensor lighting. Matching fitted furniture to kitchen providing extensive floor cupboards, laminated worktop, inset stainless steel one and a quarter bowl sink with swan neck mixer, horizontal tiled splash backs and matching tall cleaning cupboard. Plumbing for washing machine, space for condenser dryer, granite effect tiled floor, part glazed door to hall. Digital heating programmer. Doors to garden, garage and drive. Walk-in boiler house - wall hung Vaillant gas boiler, Monarch water softener, Vaillant pressurised hot water system, immersion heater and light.

First Floor

Fitted carpets to all bedrooms and landing.

Galleried Landing 27' 2" x 8' 6" (8.27m x 2.59m) overall inc. stairwell

Alighted from hall via spindle natural wood balustraded straight stairs to matching galleried landing. Featuring large stairwell skylight to create light and airy atmosphere. Radiator. Hatch to loft. Built-in double cupboard - light, housing heating feeds.

Premier Bedroom One 16' 3" x 14' 10" (4.95m x 4.52m)

Overlooking the rear gardens. Point for flatscreen TV, phone socket, radiator, bedside light point and switches. Opening to:-

Dressing Area 12' 10" x 5' 0" (3.91m x 1.52m)

Including fitted cream furniture with chrome handles providing wardrobes, twin railed space, shelved cupboards, soft closers and integral chest of drawers.

En-suite Bathroom 12' 6" x 9' 3" (3.81m x 2.82m)

Side aspect. Five piece suite of deep double ended bath with central mixers, walk-in shower enclosure with raindrench and separate shower fittings, pair of countertop wash basins with mono taps and vanity cupboards/drawers below, and soft closing dual flush WC. Ceramic tiled floor with underfloor heating, part tiled walls, pair of light tubes, chrome multiple heated towel rail, shaver socket, extractor fan with isolator.



Premier Bedroom Two 18' 3" x 12' 1" (5.56m x 3.68m) overall

Side aspect. Built-in cupboard with light. Radiator, TV and phone point. Door to walk-in wardrobe - lighting.

En-suite Shower Room 10' 2" x 6' 0" (3.10m x 1.83m)

Side aspect with light tube. Three piece suite of glazed and tiled shower enclosure, wide vanity wash basin with mono tap and pair of push open drawers below, and soft closing dual flush WC. Ceramic tiled floor with underfloor heating, part tiled walls, chrome multiple heated towel rail, shaver socket, extractor fan with isolator.

Premier Bedroom Three 13' 11" x 13' 10" (4.24m x 4.21m)

Front aspect. Radiator, TV and phone socket.

En-suite Bathroom 11' 2" x 8' 2" (3.40m x 2.49m)

Front window. Four piece suite of double ended bath with central mixers, glazed and tiled shower cubicle, wide vanity wash basin with mono tap and soft closing cupboard below, and soft closing WC. Ceramic tiled floor with part underfloor heating, part tiled walls, chrome multiple heated towel rail, shaver socket.

Bedroom Four 13' 11" x 12' 0" (4.24m x 3.65m)

Side aspect to woodland opposite. Point for flatscreen TV, further TV socket, radiator.

Bedroom Five 14' 0" x 11' 0" (4.26m x 3.35m)

Twin aspect - rear garden and woodland opposite. Radiator, TV and phone socket.

Family Bathroom 9' 8" x 8' 3" (2.94m x 2.51m)

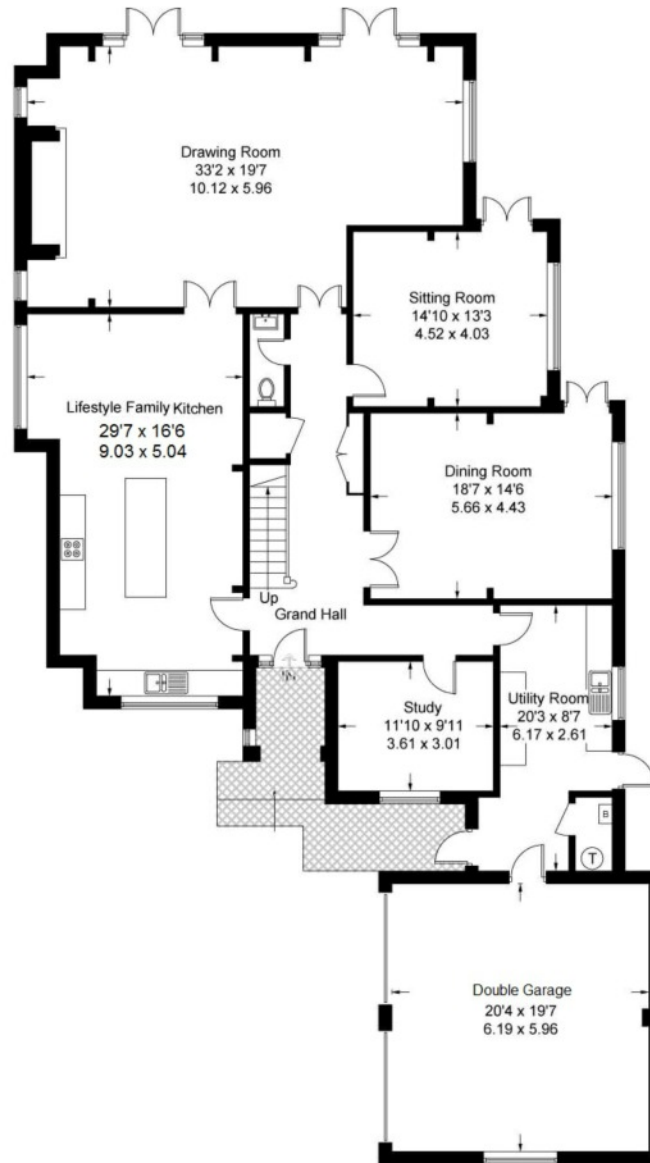
Side window. Four piece suite of double ended bath with central mixers, tiled and glazed shower enclosure, wide rectangular vanity basin with mono tap and double cupboard below and soft closing dual flush WC. Heated ceramic tiled floor with underfloor heating, part tiled walls, chrome multiple heated towel rail, shaver socket, extractor fan with isolator.

Outside

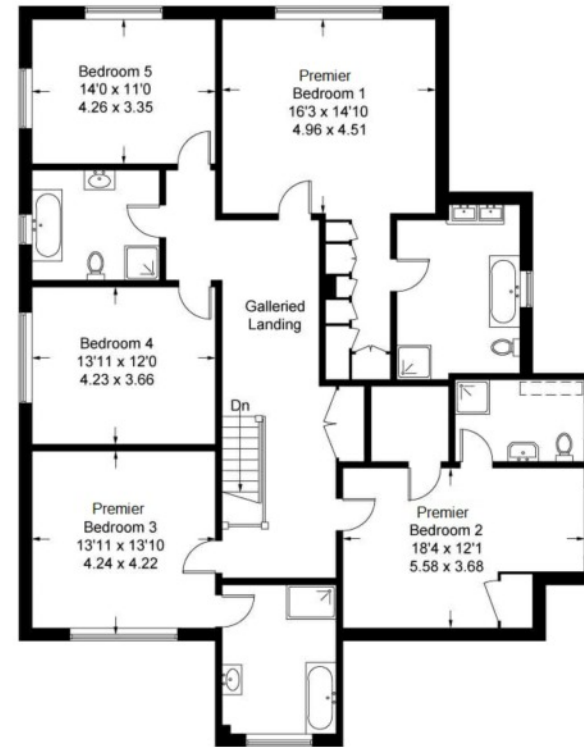
Integral Double Garage 20' 2" x 19' 5" (6.14m x 5.91m)

Pair of remote controlled up-and-over doors. Side aspect window, multiple strip lights, power sockets. Cotswold chippings driveway, parking and turning via electrically operated hardwood gates on oak posts.





Ground Floor = 2513 sq ft / 233.5 sq m



First Floor = 1767 sq ft / 164.2 sq m

Approximate Gross Internal Area = 4280 sq ft / 397.7 sq m
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2015 (ID211637)

 = Reduced headroom below 1.5m / 5'0

Landscaped Gardens

Are turfed, have a Raj Sandstone sun terrace on the West side adjoining the drawing and sitting rooms with matching paths, brick planters, brick wall with decorative knapped flint panels, two taps and external power point with a seeded natural area to the higher level sheltering the house on the Northerly side.

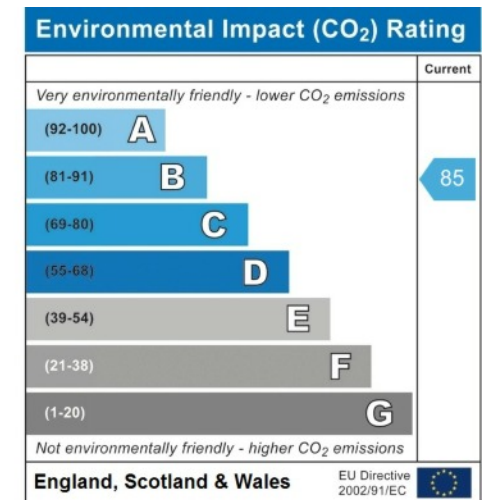
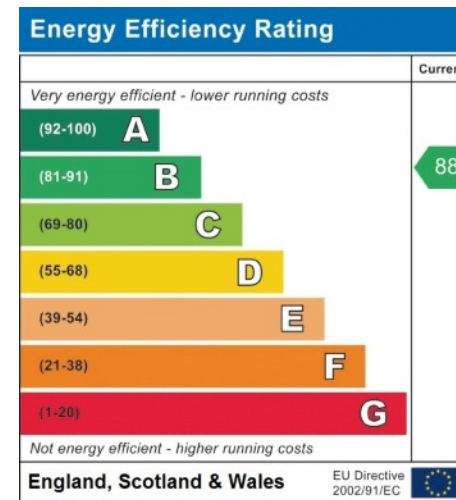
Overall Plot size 0.5 acre (0.2 hectare)

Directions

Leave Alton on the A339 Basingstoke Road. Upon entering open countryside, turn left signposted to Beech and Medstead. Proceed for 0.75 mile where the house is on the right opposite the woods.

Local Authority

East Hampshire District Council, Penns Place, Durford Road, Petersfield, Hampshire GU31 4EX, Tel: 01730 266551 www.easthants.gov.uk



Predicted Energy Assessment

NOWEAL613042

Joint Sole Agents

Warren Powell-Richards, Alton branch as below.

Andrew Lodge, Farnham branch.

Viewing is by prior arrangement.
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