



**The Old Dairy, South Town Road, Medstead**

*At home in Hampshire*

  
**Hellards**

# The Old Dairy, South Town Road

MEDSTEAD, HAMPSHIRE GU34 5PP

**Guide Price: £1,500,000**

- Outstanding Stables and Dairy Conversion
- Character Features and Vaulted Ceilings
- Generous amount of Living Accommodation
- Five Bedrooms and Four Bathrooms
- Large Private Plot with Long Garden
- Excellent Parking, Double Garage and further Single Garage

An outstanding detached property, imaginatively converted from a flint and brick stables and attached dairy into a wonderful family home, with well-proportioned rooms and character features. The Old Dairy adjoins the older stables and accommodates the substantial kitchen, dining, family and drawing rooms, which have vaulted ceilings and exposed timber beams. The Old Dairy sits on a generous plot, with a double garage, excellent parking and a long, south-facing garden, and is within easy reach of the centre of Medstead village.

A five bar gate allows access to the driveway and courtyard, where there is plenty of parking, a double garage as well as a single garage. The front door opens to the double height entrance hall, from where the oak staircase goes up to the first floor. The original stables house the bedrooms and bathrooms, with three bedrooms and two bathrooms on the ground floor and two bedrooms, a dressing room and two bathroom upstairs.

From the entrance hall a door opens to the L-shaped family room and study, and then through an opening to the impressive kitchen/breakfast room, with bespoke units and worktops and French doors to the central courtyard. A further door opens to the dining room, which has a double-sided fireplace that is shared with the adjoining drawing room, which has doors opening to the terrace and garden.





The Old Dairy is located close to the centre 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 electricity, gas and water are connected. Private drainage system.

**LOCAL AUTHORITY INFORMATION** East Hampshire District Council Council Tax Band: G

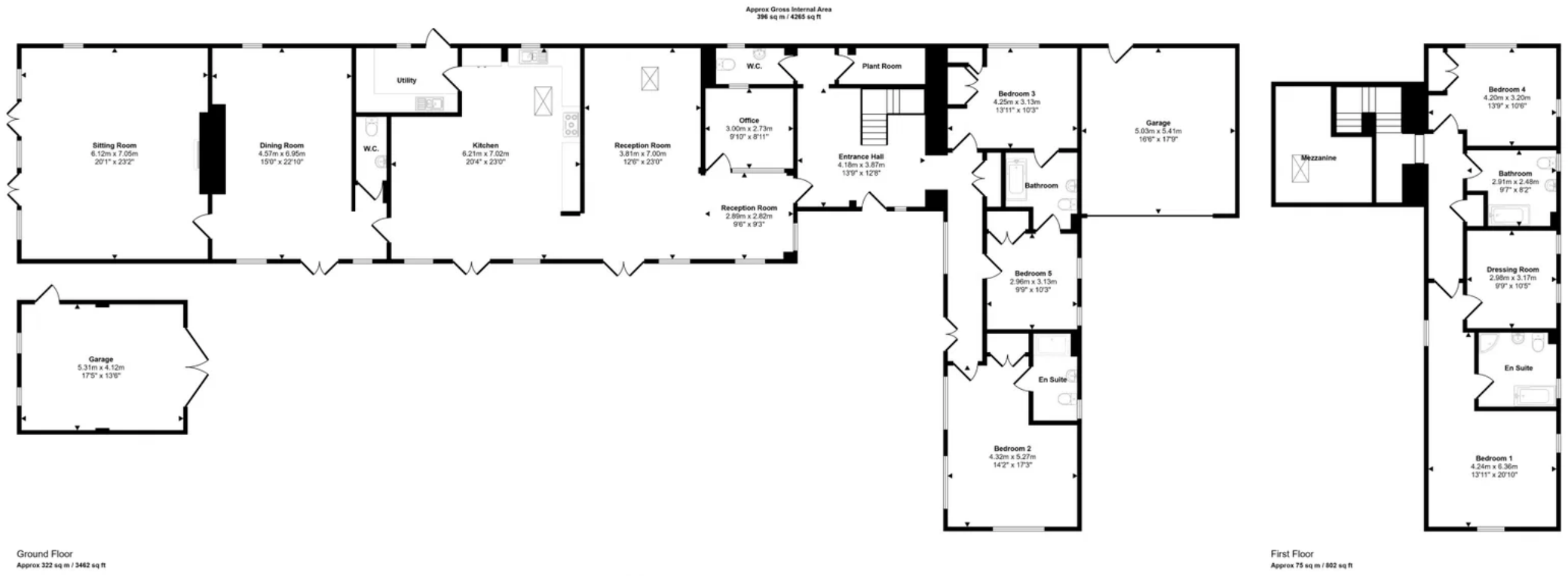
#### **DIRECTIONS**

From the A31 in Four Marks: follow the A31 in the middle of Four Marks to the bottom of the hill, and turn into Lymington Bottom Road. Follow this straight road for as it becomes South Town Road. Pass Paice Lane on the left. After approx 1.25 miles, you will arrive at The Old Dairy, which is on the left hand side.

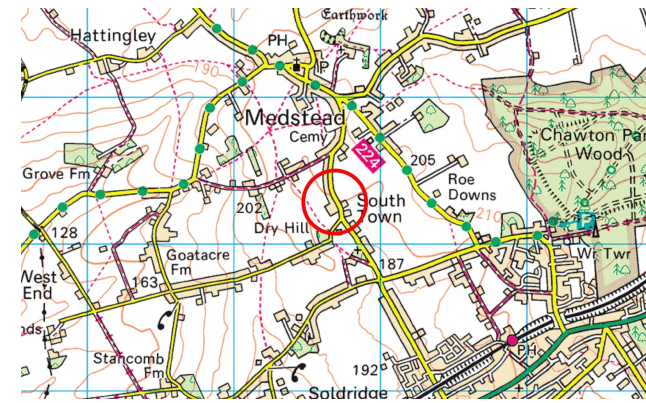
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Easy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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.