

Lymington Bottom Road, Medstead

At home in Hampshire

Hellards

Leven House,
58 Lymington Bottom Road

MEDSTEAD, HAMPSHIRE GU34 5EP

Guide Price: £1,095,000

- Substantial 3,700 Sq Ft Detached Family House
- Plenty of Versatile Accommodation
- Self-Contained Double Storey Annexe
- 5 Bedrooms and 4 Bath/Shower Rooms
- 4 Reception Rooms and Conservatory
- Private Front and Rear Gardens
- Garage, Workshop and Outbuilding

A substantial 3,700 sq ft detached house with plenty of versatile accommodation and a self-contained annexe, sitting on a secluded 1.4 acre plot with lovely, private gardens.

The property is hidden from the road, and is approached down a long driveway to a parking area in front of the house. The front door opens to a welcoming entrance hall, where there is a cloakroom and stairs to the first floor. The ground floor accommodation in the main house comprises a sizeable sitting room, dining room, fitted kitchen with an electric AGA and pantry, utility room and study. Upstairs, in the main house, there are 3 bedrooms and 3 bath/shower rooms.

The annexe forms a third of the overall accommodation, and is linked to the main house on both floors. It has it's own front door with a hallway, sitting room, kitchen and conservatory on the ground floor. Upstairs, there are 2 bedrooms and a bathroom.

Outside, the gardens wrap around the house with mature planting giving it a high degree of privacy from neighbours. As well as an integral garage, there is workshop, an outbuilding/store and a greenhouse.













Medstead is a popular village within easy reach of Four Marks, where there is a selection of shops including Mini M&S, Co-op and Tescos as well as a well regarded butcher's, a café and greengrocers. The village also benefits from a primary school and other facilities and is just a few miles from Alton, where there is a Waitrose, M&S food store and Sainsburys, along with a good selection of local shops and facilities. There is a post office and shop in the village, as well as a pub and church. There are clubs for bowls, tennis, cricket, a football pitch/playground and village hall.

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

We understand that mains water, gas, electricity are connected and the property has private drainage. There are solar panels on the roof, which provide 4kw of electricity.

LOCAL AUTHORITY INFORMATION
East Hampshire District council
Council Tax Band: F

DIRECTIONS
From the A31 running through Four Marks, turn into Lymington Bottom Road, proceeding north, passing under a railway bridge. After a couple of hundred metres, the property will be found on the right hand side.
What3words: ///manly.formed.cabbage

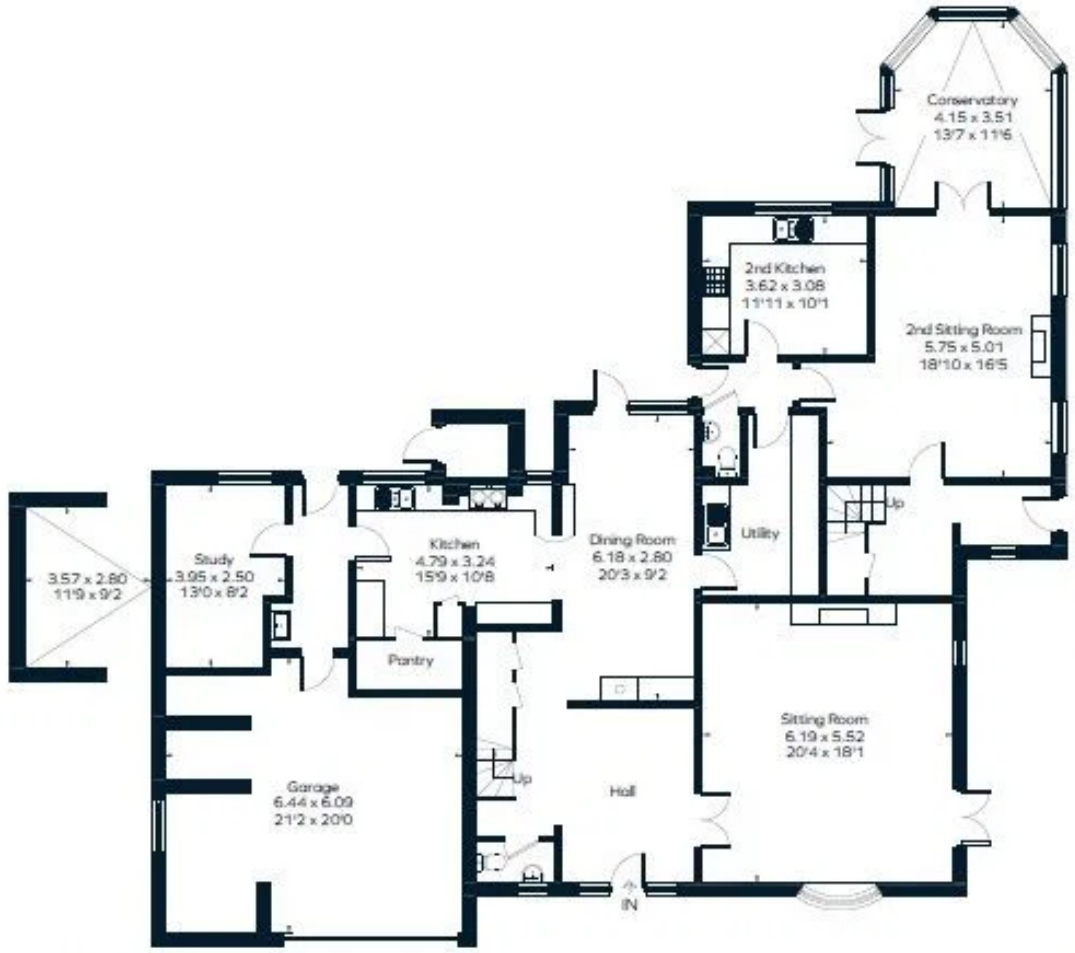








Approximate Floor Area = 346.7 sq m / 3732 sq ft
Outbuildings = 52.7 sq m / 567 sq ft
Total = 399.4 sq m / 4299 sq ft (Including Garage)



Ground Floor



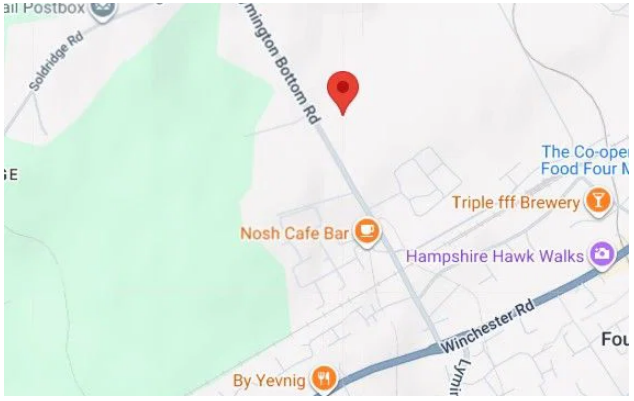


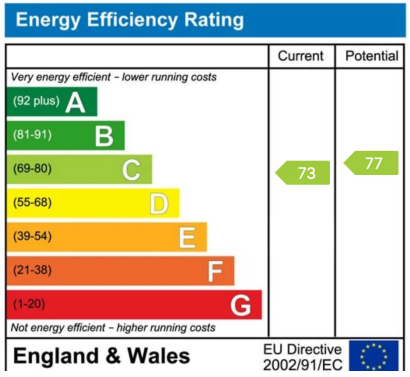
First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107682









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.