

High Street, Medstead, Hampshire

At home in Hampshire

Hellards

High Street

MEDSTEAD, HAMPSHIRE GU34 5LN

Guide Price: £1,150,000

- Spacious, High Quality, Flexible Home
- Solar, EV charger, B Rated EPC
- No Onward Chain
- Generous Master Suite with Full Bathroom
- 4 Further Double Bedrooms and 3 Shower/Bathrooms
- Large Kitchen/Dining/Family Room
- Double Garage and Ample Driveway Parking

In the heart of Medstead, this deceptively spacious home offers approximately 3,000 sq.ft of versatile accommodation over two floors. The property has been thoughtfully extended and remodelled to provide an open, free-flowing layout with generous room sizes and carefully considered, high-quality fittings throughout.

Set back from the High Street and adjoining a field lined with mature trees with access to a network of footpaths, there is a quiet rural feel whilst still being within easy distance of village facilities. There is a double garage with EV charger and a generous driveway for parking. Solar panels and battery storage minimise the running costs of the house. The upstairs bedrooms will shortly benefit from new air conditioning units for additional year-round comfort.

The front door opens onto a light and welcoming lobby that gives access to the rest of the house, in particular the kitchen/dining/family room that is the heart of this home. The large kitchen area incorporates a full range of integrated, high-quality appliances and ample cupboard storage, while the remaining space offers great flexibility to accommodate both dining and seating areas. The adjoining utility room has an additional sink, space for laundry appliances, and plenty of room for boots and coats when coming in from country walks.

Leading from the kitchen, a spacious sitting room has French doors to the garden as well as glazed doors to the entrance hall, creating a double aspect. Next to the sitting room is the central reception hall that runs almost the length of the house, giving access to the rest of the ground floor. This is a light, versatile space incorporating a study area, cloakroom, and double doors that lead out onto the decking.













On the ground floor is the large double-aspect master bedroom suite that features a walk-in wardrobe room and a spacious full en-suite bathroom with a bath and large walk-in shower. This generous space offers plenty of scope to create a quiet retreat. Also on the ground floor is bedroom two with its own en-suite shower room, fully fitted dressing table and wardrobes, and bedroom three is a smaller en-suite double that benefits from an adjoining kitchenette and access to the garden room.

The final room on the ground floor is the superb garden room featuring a high, timber-vaulted ceiling, underfloor heating, and a full-width bi-fold doors on two aspects giving open, step-free access to the garden. This room creates a year-round connection to the well planted garden as well as views to the field beyond. The garden itself has many areas to relax and enjoy both sun and shade and includes a water feature, greenhouse and raised beds. Upstairs there is a family bathroom and two further double bedrooms with built-in cupboards and the convenience of walk-in access to the insulated loft space.

Medstead is a popular village community with primary school, pub, an active village hall and general store/post office together with a butcher, greengrocer and vibrant cafe. A few miles away is the town of Alton with Waitrose, Sainsbury's, Aldi and Lidl supermarkets. Rail services to London provide connections to Heathrow and Gatwick. Southampton Airport is about half an hour drive away and there is good access to the A31, M3 and M25.

SERVICES
We understand that mains water, gas, electricity are connected and the property has private drainage. There are 6kw solar panels on the roof with a 8kw battery.

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

DIRECTIONS
Travelling from Alton on the A31, once in the centre of Four Marks take a right hand filtered turn into Lymington Bottom Road towards Medstead. Follow this road until reaching a T-junction with the High Street, turn left where the property will be found a short way along on the right hand side as identified by the Hellards For Sale board.
What3words: ///navy.banter.digesting



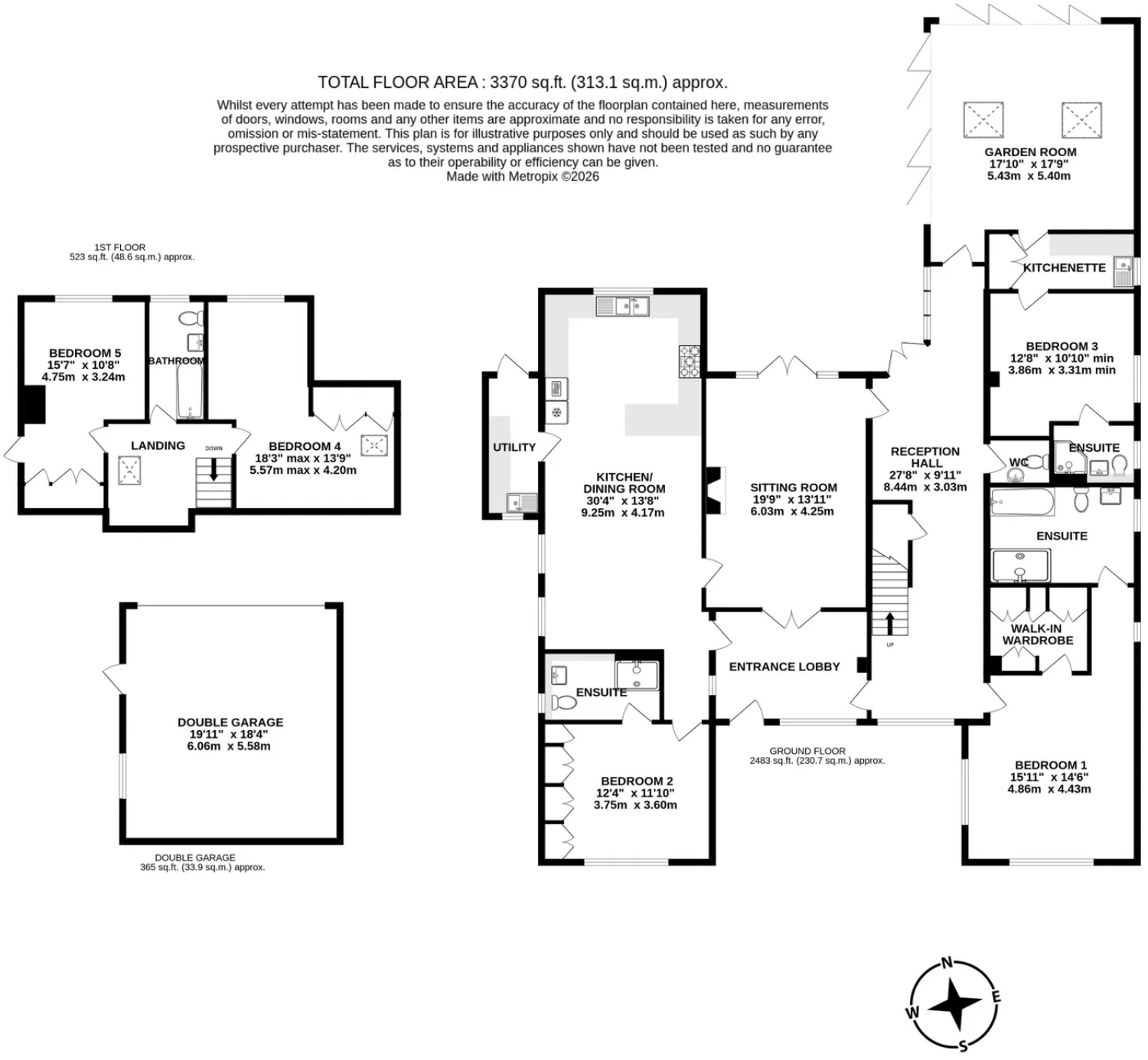






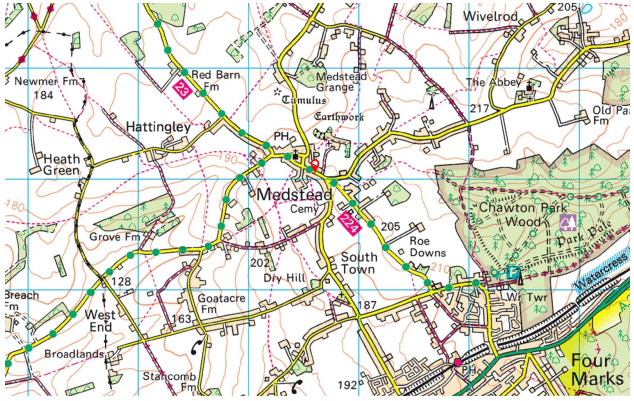
TOTAL FLOOR AREA : 3370 sq.ft. (313.1 sq.m.) approx.

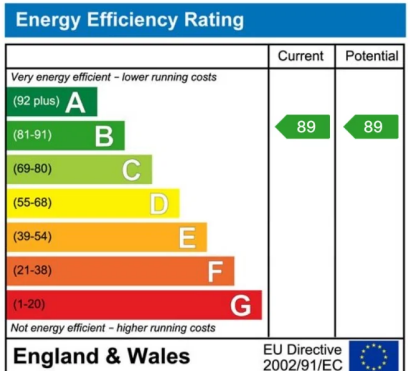
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026











Hellards Estate Agents
11 Broad Street, Alresford, Hampshire
01962 736333
sales@hellards.co.uk
https://www.hellards.co.uk/

Hellards

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.