



## Modern family home in an edge of village location

**Wellhouse Road, Beech, Alton, Hampshire GU34 4AH**

Freehold





- 4 Reception rooms
- Modern open plan family kitchen
- Principal suite with balcony
- 5 additional bedrooms (3 en suite)
- Detached double garage with first floor study
- Landscaped garden

#### Local information

Beechwood is situated on the edge of the delightful village of Beech, which is found approximately 1.5 miles southwest from the market town of Alton. Within the village there is an active church and village hall and numerous footpaths over the surrounding countryside and through Bushy Leaze Wood.

The nearby market town of Alton offers an excellent range of shopping, recreational and education facilities including Waitrose, M&S, Aldi and Sainsburys, cinema and sports centre.

There is a good choice of state and independent schools including St Marys Primary School in nearby Bentworth, Alton Sixth Form College and Alton Convent School, Lord Wandsworth College, Winchester College and St Swithun's School, Winchester.

The area is well served for the commuter with the A31/A32 and the M3 all providing good road links to London, the South Coast and Heathrow and Gatwick airports. Alton Rail Station is a 9 minute drive away from the property offering direct routes to London Waterloo Station in 1 hour 7 minutes.

The local area is renowned for its expanses of Hampshire countryside and provides excellent opportunities for walking, riding and cycling.

#### About this property

Beechwood is an attractive property, part brick and part HardiePlank® cladding (a durable, low maintenance weatherboard made out of fibre cement. HardiePlank is water, mould and fire resistant).

The property is set comfortably within its plot with an impressive arrival via a double height open porch entrance. The entrance hall gives access to the central stair case which has open landings providing an abundance of natural light throughout the property. The drawing room boasts a wood burning stove and there is a separate dining room. Both benefit from double doors opening out to the paved terrace and southerly facing rear garden beyond.

Of particular note is the double aspect open plan family kitchen. The kitchen is fitted with an excellent range of bespoke, modern cabinetry complimented with granite work surfaces. There are integrated appliances which includes two single ovens, microwave, gas hob with extractor over, two fridge freezers and a coffee machine. There is space for dining and soft seating, set before double doors offering access to the paved terrace. There is also access to the terrace from the adjoining utility room.



There are two further reception rooms, a family/tv room and a double aspect study. Within the entrance hall there is a cloakroom.

On the first floor there is the stunning principal bedroom which has a dressing room, an en suite shower/bathroom and a balcony opening out overlooking the beautifully landscaped south facing rear garden. An additional two double bedrooms overlook the rear garden. There is a stylish, modern family shower/bathroom. Two further double bedrooms, both with en suite shower/bathrooms can be found overlooking the front of the property.

On the second floor, there is a further bedroom with en suite shower room and storage. The room is currently used as a family TV/media room and office/occasional bedroom.

The property is well presented with Italian walnut doors throughout. An Opus sound system is wired direct to the kitchen, TV/family room, study, lounge, dining room, principal suite and bedroom six.

Outside, Beechwood is approached via a private gated driveway offering ample parking and access to the detached double bay garage. There is a room above the garage which has a separate door providing access to a lobby with a shower room/toilet and stairs leading to a flexible space for a home office/studio/bed-sit or storage.

The beautifully landscaped southerly facing rear garden is complimented with areas of manicured lawns, well stocked

flower and shrub borders hosting an excellent range of young and mature trees. The paved terrace provides an ideal setting for outdoor entertaining with an elevated view over the rear garden.

There is a large useful storage shed located towards the bottom of the rear garden together with a private rear gate opening out into Wellhouse Road.

Services; All mains services. Daikin air source underfloor heating system for the ground floor. The mains gas boiler provides for the hot water and underfloor heating to the bedrooms on the first floor, the bedroom radiators on the second floor and towel radiators throughout the house.

**Tenure**

Freehold

**Local Authority**

East Hampshire District Council

**Viewing**

Strictly by appointment with Savills





**Wellhouse Road, Beech, Alton, Hampshire GU34 4AH**

**Gross internal area (approx)** 3833 sq ft / 356 sq m

**Outbuildings** 849 sq ft / 78.9 sq m

**Total** 4,682 sq ft / 435 sq m

Savills Farnham

**01252 729000**

farnham@savills.com



savills

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Approximate Area = 356.1 sq m / 3833 sq ft (Excluding Void)

Garage = 78.9 sq m / 849 sq ft

Total = 435.0 sq m / 4682 sq ft

Including Limited Use Area (32.1 sq m / 345 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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