



NEW HILL

STANCOMB BROAD LANE • MEDSTEAD • ALTON • HAMPSHIRE • GU34 5QD





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UNIQUE ARCHITECT DESIGNED FAMILY HOME SET WITHIN 1.87 ACRES AMONGST SOME OF HAMPSHIRE'S
FINEST COUNTRYSIDE WITH OPEN PLAN ACCOMMODATION AND STUNNING VIEWS

ACCOMMODATION

Entrance hall • Open plan 'L' shaped living / dining room • Kitchen • Utility room • Cloakroom
Master bedroom with dressing area and en suite shower room • 3 further bedrooms (one with en suite) • Shower room
Studio / potential annexe living room • Dark room (potential annexe kitchen) • Shower room • Basement storage
Carport • Garage • Gardens and grounds extending to about 1.87 acres

EPC = C

Alresford 6.5 miles, Winchester 15 miles

(All mileages are approximate)



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SITUATION

Set in a quite superb location in a tucked away position with delightful rural views, yet with excellent access to local amenities, larger towns and major transport routes. The village of Medstead is set amongst open countryside and has an active local community with a primary school, local shops, church, public house and a number of village clubs and societies. The market towns of Alresford and Alton both provide a useful range of facilities with two secondary schools, Sixth Form College and a station to London Waterloo at Alton. The well renowned Perins Secondary School is located at the centre of Alresford. For more comprehensive facilities the cathedral city of Winchester provides an extensive range of facilities again with a mainline railway station to London Waterloo.

DESCRIPTION

New Hill is a unique family home, designed by the late John Winter, an influential Modernist architect who was a member of the Royal Fine Art Commission where he served with distinction. With his modern flair and input the current owners completed the build some 15 years ago resulting in a fantastic open plan living space within a stunning setting. The sensational open plan living / dining area is impressive with a large expanse of windows down three sides, ensuring a particularly light and bright feel. This modern design makes the most of its setting, with fantastic views. The main part of the room is used as a formal sitting room, but can be used in a flexible fashion. The dining area runs in front of the kitchen, and again enjoys fabulous views up the garden. The kitchen is discreetly positioned off the dining area and comprises a range of floor mounted units with cupboard and drawer sections and Corian work surfaces over, with integrated sink

and hob. A doorway from here leads through to the utility/ boot room with further appliances and storage. Off the sitting room area sliding doors open onto a raised terrace, and a further bank of doors along the side adjoining the garden again open up for the house to interact particularly well with its environment.

A sloping hallway taking the topography of the land leads down to the master bedroom, which is still at ground level and offers a suite with dressing area and en suite shower room. Double sliding patio doors off the master bedroom lead to a decking area. The remaining 3 bedrooms are at lower ground level, 1 of which has en suite bathroom, and the remaining bedrooms sharing a family shower room. A study area off the hallway provides a gym/play space. Off this area is a doorway through to what is currently a studio with dark room off. This is a large area which could have numerous



uses depending on one's own requirements. Off this studio there is a shower room, so this large space has potential to be self-contained income generating space as it has its own access to the outside.

OUTSIDE

The property is approached via a long driveway which meanders through the grounds, culminating in a parking and turning area at the front. From here a pathway and steps lead up to the entrance patio, from which one can enjoy views across the grounds to the front. The principal gardens lie to the rear and are arranged in a series of zoned areas, with attractive planting and some mature borders giving a good degree of interest throughout the year. Beyond the quadrant layout are the lawn areas, which open out onto open paddock giving a great feeling of space.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water and electricity. Private drainage. Air source heat pump central heating. LPG Tank for gas hob and solar panels.

OUTGOINGS

Council Tax: Band D.

LOCAL AUTHORITY

East Hampshire District Council.

DIRECTIONS (GU34 5QD)

From Winchester proceed out of the city along the Alresford road and at the Percy Hobbs roundabout continue straight on onto the A31. Follow this road for approximately 7.5 miles into the village of Ropley. After passing through North Street and halfway along the dual carriage section turn left into Grosvenor Road signposted Soldridge. Proceed for approximately 1 mile and on reaching a T-Junction turn left, signposted Stancomb, into Upper Soldridge Road. Continue on this road for approximately 0.4 miles turning left into Stancomb Broad Lane. Continue down Stancomb Broad Lane and the property will be found along on the left-hand side.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

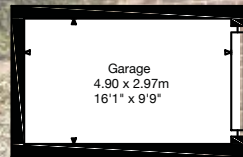
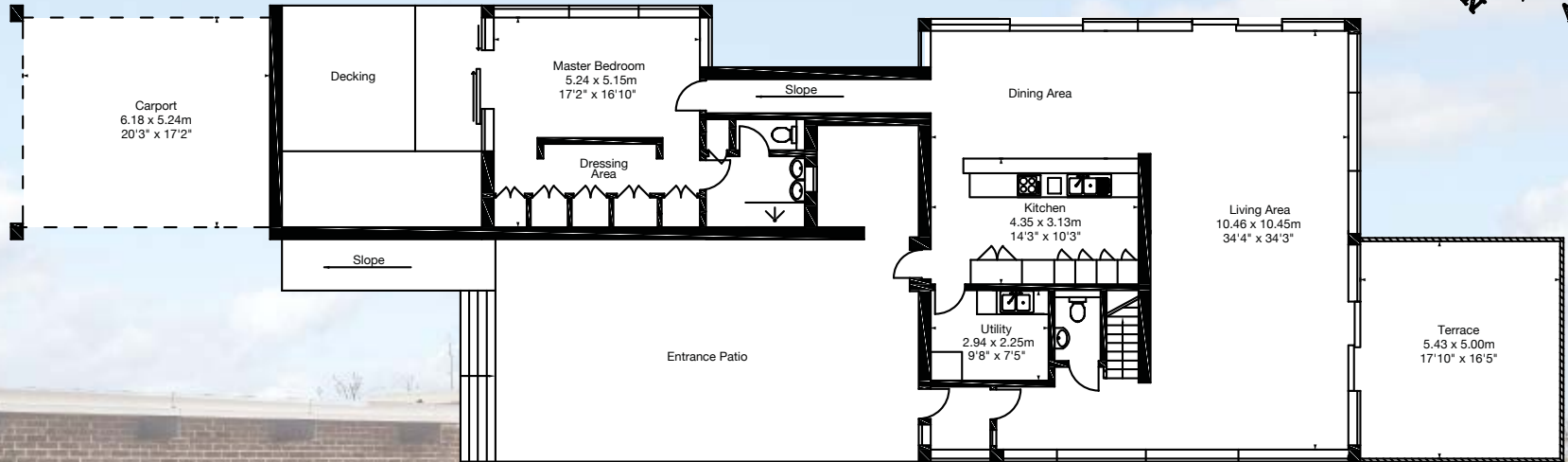
VIEWING

Strictly by appointment with Savills.

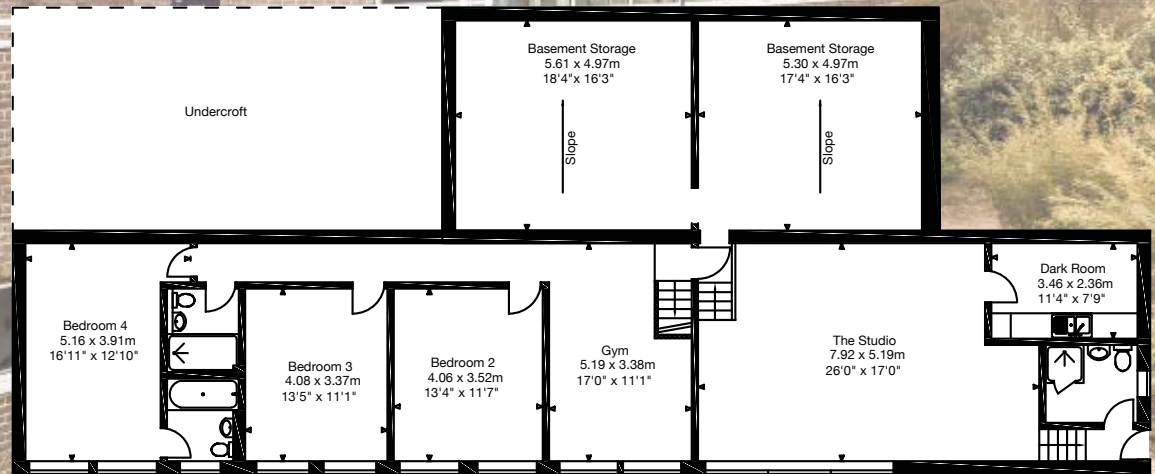


New Hill, Stancomb Broad Lane,
Medstead, Alton, GU34 5QD
Approx. Gross Internal Area
3690 Sq Ft - 342 Sq M

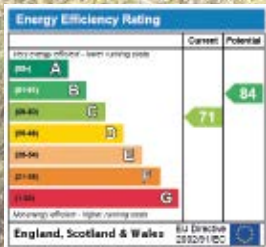
Carport and Garage
Approx. Gross Internal Area
504 Sq Ft - 46.9 Sq M



Note: Not in position relative to house



Lower Floor



Important Notice

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