

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, is positioned in the top right corner of the image. It is set against a solid yellow rectangular background.A photograph of a two-story house with a light cream exterior and a dark brown tiled roof. The house features a large gabled section on the left with a dormer window and two large white garage doors. To the right, there is a smaller section with two dormer windows and a front entrance. The property is surrounded by a gravel driveway, a wooden fence, and a hedge with autumn foliage. The sky is blue with scattered white clouds.

ORCHARD VIEW

HIGH STREET • MEDSTEAD • ALTON • HAMPSHIRE • GU34 5LN



ORCHARD VIEW

HIGH STREET • MEDSTEAD • ALTON • HAMPSHIRE • GU34 5NL

A WELL-PRESENTED FIVE BEDROOM DETACHED FAMILY HOME, OCCUPYING A TUCKED AWAY POSITION AT THE HEART OF THIS POPULAR HAMPSHIRE VILLAGE.

ACCOMMODATION

Entrance hall • Kitchen/Dining/Living Area • Sitting room • Family room • Music room • Boot room • Utility room • Ground floor bathroom

Principal bedroom with en suite • Four further bedrooms • One further en suite and a family bathroom

Double garage

Set in about 0.3 acres

EPC = C



Savills Winchester

1 Jewry Street, Winchester,
SO23 8RZ
gmuddle@savills.com
01962 841 842



SITUATION

The property is tucked away at the heart of the village of Medstead which is known for having an active local community and is set amongst open countryside with a well-recognised primary school, local shops, church, public house and a number of village clubs and societies. The historic market town of Alton provides a useful range of shopping and dining facilities including a direct line to London Waterloo. The area is also well served by good state and private secondary schools in both Alton and nearby Alresford and with a choice of sixth form colleges. For more comprehensive facilities the cathedral city of Winchester provides an extensive range of facilities again with a mainline railway station to London Waterloo. The Hampshire countryside is well recognised for the wide array of country pursuits which it has to offer.

DESCRIPTION

The property is well-presented and offers some excellent living spaces. The light and bright reception hall makes for a particularly positive first impression and off here is access to all of the principal living areas.

A large kitchen/dining/living area is a really useful and generous space, very much the heart of the house. The kitchen area comes with a comprehensive range of floor and wall mounted units, including cupboard and drawer sections with work surfaces over, a large central island provides a further preparation area and storage facilities. There is space for informal dining, as well as an area for everyday living. The formal sitting room is a well-proportioned reception area with central fireplace housing a large log burner and has doors which open into the rear deck. A music/study area off the

hall provides a good space for working from home and there is a separate family room, which provides additional informal space for relaxing.

There are five bedrooms at first floor level, two of the principal bedrooms have en suite facilities and the remaining bedrooms are serviced by a family bathroom. The property is approached by a gateway which opens on to a gravel drive which provides parking and access to the double garage. The gardens lie predominantly to the side and rear of the property and provide a good level space for outdoor recreation and entertaining. The gardens are well established, with mature boundaries, and provide a good degree of interest throughout the year. In summary this is a very well balanced home, offering really good family accommodation yet tucked away at the heart of this popular village.



TENURE

Freehold

SERVICES

Mains water, electric and gas. Private drainage.

OUTGOINGS

Council Tax Band G.

POSTCODE

GU34 5LN

LOCAL AUTHORITY

East Hampshire District Council

ENERGY PERFORMANCE

Full Energy Performance Certificate is available by request

VIEWING

Strictly by appointment with Savills.



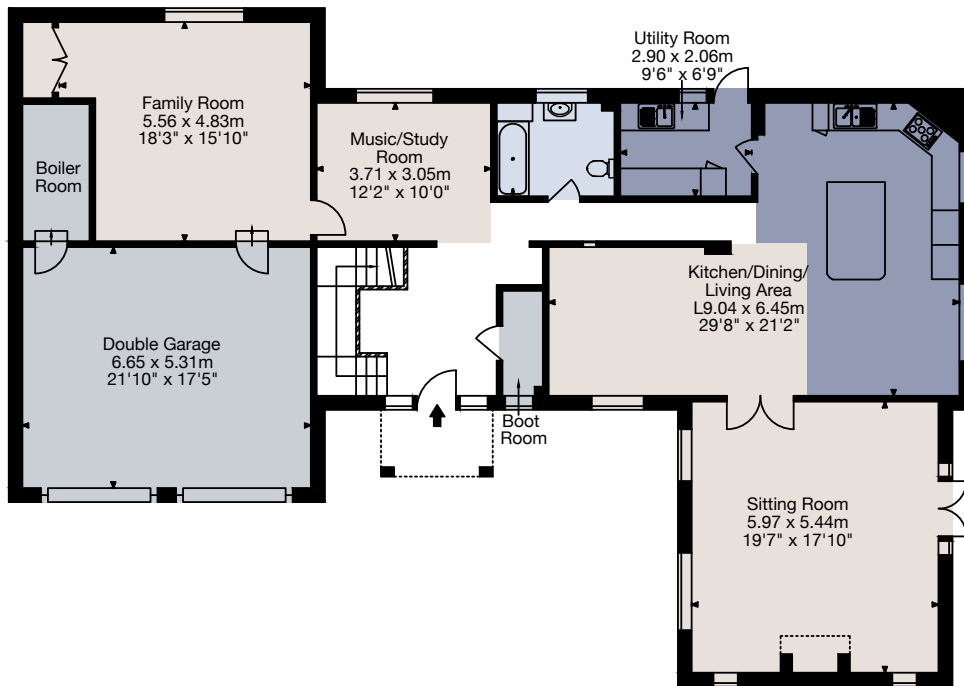
Orchard View, High Street, Medstead. GU34 5NL

Gross Internal Area (Approx)

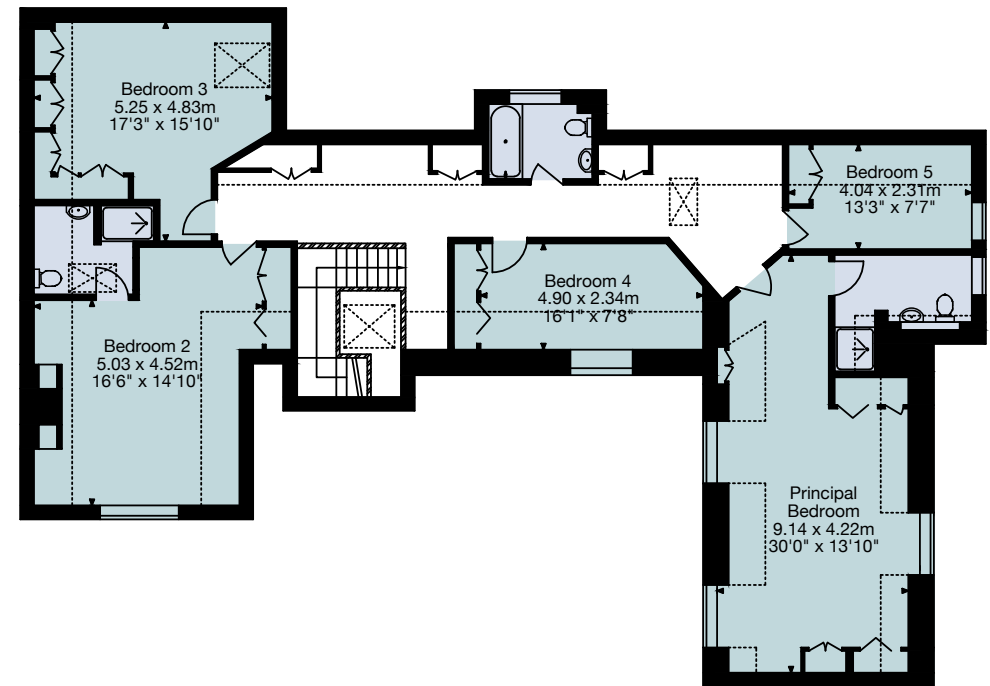
Main House 312 sq m / 3,357 sq ft

Garage 34 sq m / 363 sq ft

Total Area 346 sq m / 3,720 sq ft



Ground Floor



First Floor

Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211006EM





SAVILLS.CO.UK