

# Red Bushes Close, Medstead, Alton, GU34

Approximate Area = 1494 sq ft / 138.7 sq m  
 Garage = 190 sq ft / 17.6 sq m  
 Sheds = 90 sq ft / 8.3 sq m  
 Total = 1774 sq ft / 164.8 sq m

For identification only - Not to scale



## RED BUSHES CLOSE, MEDSTEAD, ALTON, HAMPSHIRE, GU34

OIEO £600,000

Located in a semi-rural position, this charming and well presented property benefits from three reception rooms and single garage.

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**ACCOMMODATION**

- Character property
- Well presented
- Three reception rooms
- Four bedrooms
- Garage and driveway
- Pretty secluded garden
- Walking distance to village and countryside walks
- Sought after village location
- No onward chain

**DESCRIPTION**

Having been well looked after by the current owner, this characterful and rather tasteful property offers the next homeowner well presented accommodation.

The accommodation is spacious throughout and comprises smart entrance porch, welcoming entrance hallway, fully fitted kitchen/breakfast room, utility room, large sitting room with gas burning stove and bay window, family/dining room, garden room with French doors to garden, downstairs cloakroom, under stairs cupboard.

To the first floor there is a principal bedroom with en suite and built in wardrobe, two further double bedrooms, one with smart fitted wardrobes, single bedroom, family bathroom and airing cupboard.

Outside the house sits well in its plot and the well established garden consists of a flat lawn area, large patio area, flower beds, mature shrubs, bedding plants and offers a high degree of privacy. There is a courtyard area and access to the garage with electric door. To the front of the property there is a driveway and small front lawn.



**LOCATION**

Medstead is an active village with a church, public house, primary school, local shops and a number of village clubs and societies. The village is set amidst fine Hampshire countryside between Wield, Four Marks and Bentworth. Nearby footpaths connect into a network of public footpaths and bridleways, making the surrounding countryside fully accessible from the property. The historic market towns of Alton and Alresford both provide a very good range of facilities with two secondary schools, a sixth form college and mainline station to London Waterloo at Alton and Perins School at Alresford. The nearby village of Four Marks also provides a good range of day-to-day facilities including a selection of shops, bakery & café, M&S Simply Food and primary school.

**LOCAL AUTHORITY**

East Hampshire District Council, Petersfield

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(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	