

# The Beeches, Medstead, Alton, Hampshire

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Entering The Beeches, you are welcomed by a large and spacious hallway, with stairs leading to the property's first floor. The ground floor has four separate, large reception rooms, including a sitting room featuring its original fireplace and French doors on to the patioed garden. There is also a delightful study, large dining room and conservatory with views overlooking the garden. The Beeches has a large kitchen/breakfast room with a centre island and plenty of natural light. The property's ground floor includes a WC, utility room with storage, downstairs wet room, and an additional, separate kitchen, which could be used as stand-alone living space. The elegant staircase leads up to a light landing with access to the five bedrooms and down into a substantial cellar. The principal bedroom has a large en suite bath and shower room. Bedroom 2 features a modern en suite bathroom, built-in storage and wardrobes. The first floor of the property also has a further three bedrooms with storage and a spacious family bathroom.

Guide Price: £1,400,000

Postcode: GU34 5PT

Local authority: East Hampshire District Council

Council tax band: G

Tenure: Available freehold



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The impressive grounds surrounding the property include a large lawned garden with mature trees and bushes, creating a private and quiet space. The garden also features a patioed area, perfect for entertaining and enjoying the views of the peaceful area.

Approaching the house, you are welcomed by the south-facing lawned front garden and gravel driveway with plenty of parking. The property includes 2.95 acres split into two fields, two stables, a garden store and triple barn, ideal for two horses on-site. The house also benefits from an additional outbuilding located at the rear of the house, including a carport, store room and workshop, all generously sized. Additionally, there is a games room with two office spaces, which could be alternatively used.





# The Beeches

**Approximate Gross Internal Area**  
**Main House = 2944 Sq Ft / 273.54 Sq M**  
**Barn = 428 Sq Ft / 39.74 Sq M**  
**Stable 1 = 282 Sq Ft / 26.17 Sq M**  
**Stable 2 = 206 Sq Ft / 19.15 Sq M**  
**Outbuilding = 1430 Sq Ft / 132.89 Sq M**  
**Garden Store = 123 Sq Ft / 11.44 Sq M**  
**Total = 5414 Sq Ft / 502.93 Sq M**

Outbuildings are not shown in correct orientation or location.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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