



**Selbon**

Residential sales & lettings

Longbourn Way, Medstead, Alton,  
Hants, GU34 5GX

Offers in excess of £375,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Semi Detached Home
- 'L' Shaped Lounge/Dining room
- Main Bedroom With En Suite
- Double Glazed Windows & Gas Central Heating
- Driveway For 2 Cars & EV Charger
- Entrance Hall & Cloakroom
- Refitted Kitchen
- Second Double Bedroom & Bathroom
- Enclosed Southerly Facing Rear Garden
- Annual Development Charge £493.39

Selbon Estate Agents are delighted to offer this delightful semi detached home to the market, built in 2017 by Miller Homes. situated on the Austen Fields development, in the popular village of Medstead.

The current vendor have created a wonderful home over the last 8 years with some lovely personal touches, the property has been finished to a high specification and is offered in excellent condition throughout.

We are advised that the latest annual development charge was £439.93.

Accessed via a path leading to a canopied entrance with a recently fitted double glazed front door to the entrance hall, which has Amtico flooring and doors leading to the lounge, kitchen and cloakroom as well as stairs to the first floor landing.

The cloakroom has been upgraded with wood paneling, a wood shelf with inset circular sink and an attractive tiled wall, the refitted kitchen has a range of storage units including a corner pantry cupboard, work surfaces & integrated appliances and the large 'L' shaped lounge/dining room has an understairs storage cupboard, space for table and chairs and double glazed French doors.

The first floor boasts a main bedroom with an en suite shower room, a second double bedroom with loft access and a family bathroom.

Further benefits include gas central heating, double glazed windows with shutter blinds, an enclosed southerly facing garden and a drive way with parking for 2 cars and an EV charger.

The village of Medstead has a church, public house, primary school, local shops and a number of clubs and societies. The larger village of Four Marks and Alresford provide a wider range of facilities including the well renowned Perins Secondary School at Alresford. The historic market town of Alton has a good range of high street shops, Waitrose & M&S Simply Food, markets, senior schools, further education college, Alton School (independent school for boys and girls), sports centre, outlying golf courses & mainline station to London Waterloo.

















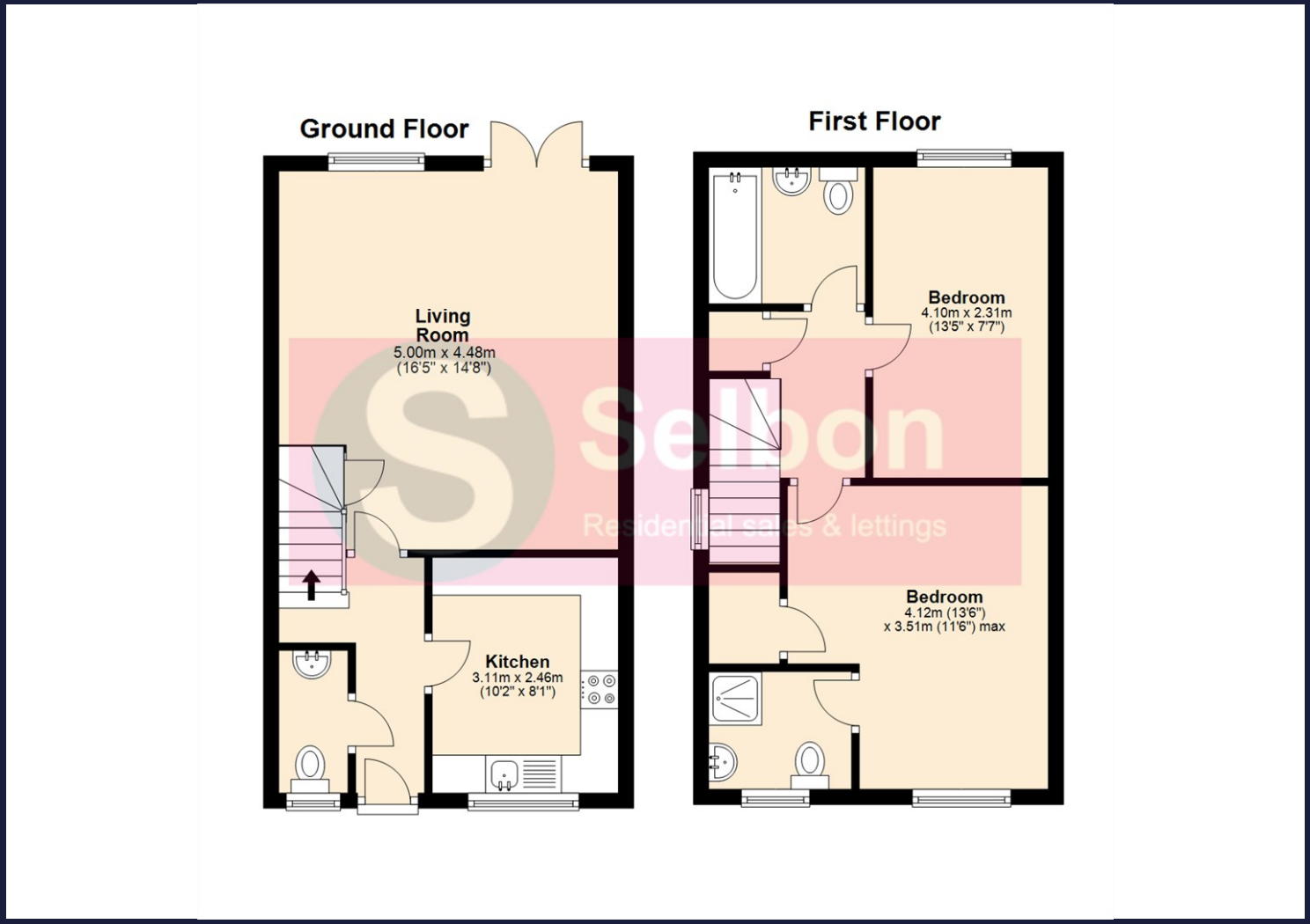








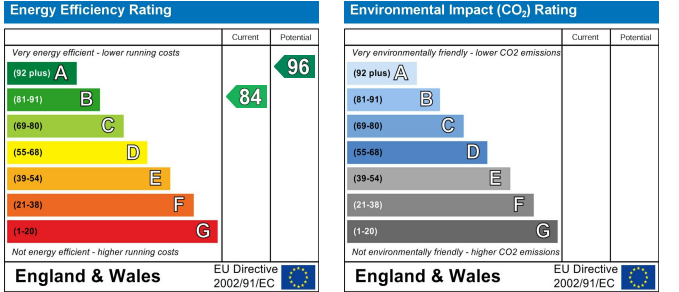
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D