



TEKOOP  
01252 561000  
FOR SALE

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Upper Cross House Green Stile, Alton, GU34 5LR

£450,000



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£450,000

# Upper Cross House Green Stile

Alton, GU34 5LR

- Three Bedrooms
- 10 Year Build Warranty
- Ensuite To Bedroom One
- Enclosed Rear Garden
- Brand New Detached House
- Stunning Kitchen/Diner
- Downstairs W/C
- Parking & EV Charging Point

A brand new three-bedroom detached house with a 10 year build warranty.

The property boasts large lounge with views from the front window of the beautiful 12th century village church. a stunning kitchen/diner, downstairs W/C and separate utility room.

On the first floor there is three good size bedrooms with an ensuite to bedroom one, access to the loft and well appointed family bathroom.

Outside there is a private rear garden which is mainly laid to lawn with a patio and gated access to the side. The property also comes with its own off street parking spaces.

Nearby there are many wonderful features such as the watercress line at Medstead station. which you can board a steam train and be whisked through the spectacular Hampshire countryside, an Iron age fort, and Jane Austins house in Chawton. Furthermore Medstead was one of the first countryside villages to receive broadband in 2003 and has been upgraded to superfast Broadband in 2018.



## Entrance Hall

## Lounge

19x9'11 (5.79mx3.02m)

## Kitchen/Diner

19x8'1 (5.79mx2.46m)

## Utility Room

7x4'1 (2.13mx1.24m)

## Downstairs W/C

## First Floor

## Bedroom One

13'11x9'11 (4.24mx3.02m)

## En suite

## Bedroom Two

9'9x8'5 (2.97mx2.57m)

## Bedroom Three

8'9x8'5 (2.67mx2.57m)

## Bathroom

## Parking



### Outside

Discover the tranquility of a private garden, thoughtfully enclosed to ensure seclusion. This charming outdoor space boasts a well-appointed patio area, perfect for relaxation or entertaining. The garden is beautifully laid to lawn, offering a lush green retreat, complemented by convenient gated side access for ease and privacy.

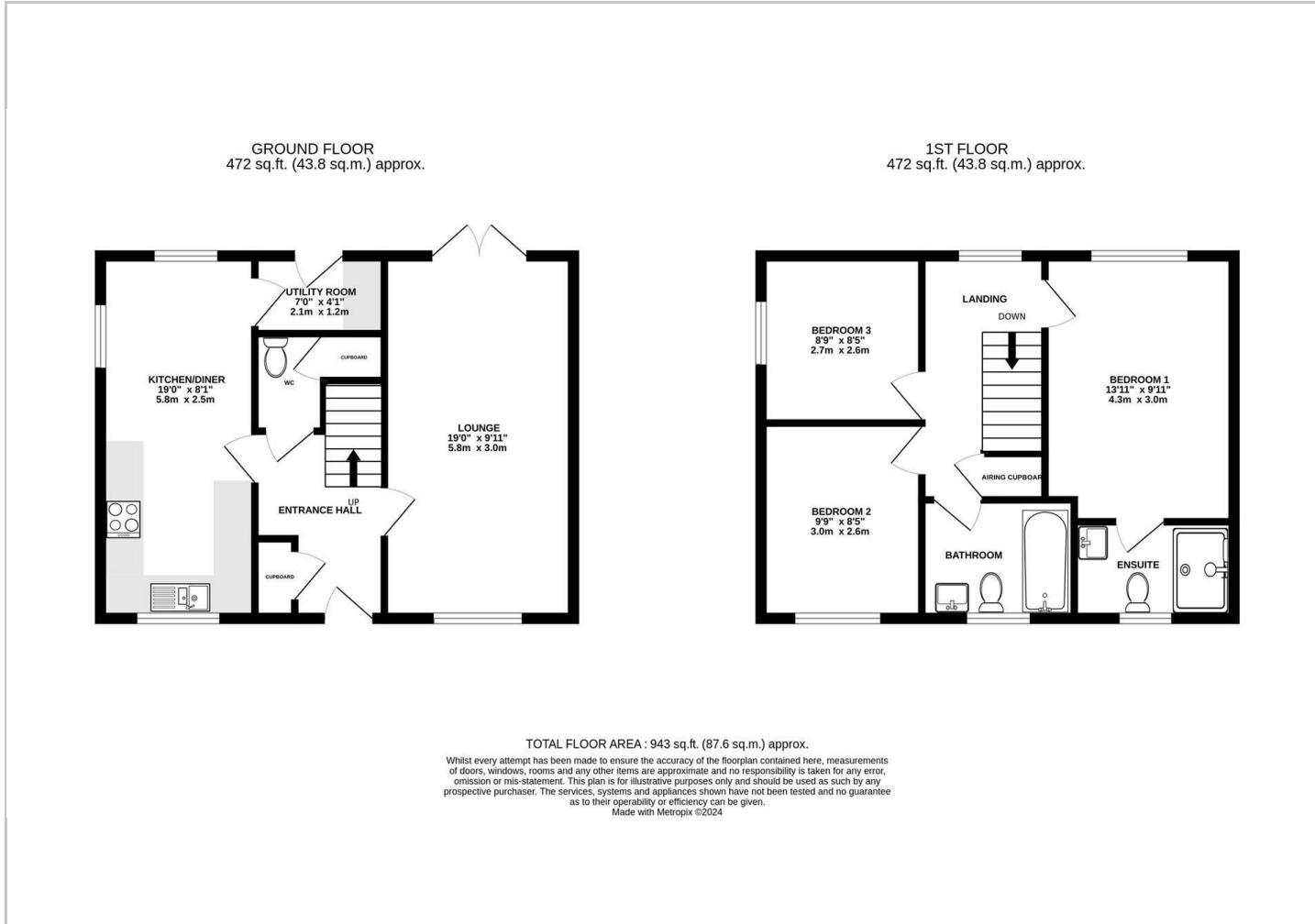
### Directions

Head south-west on A31 towards Chawton Roundabout, at Chawton Roundabout, take the 3rd exit and stay on A31, continue on Lymington Bottom Rd. Take S Town Rd to Green Stile in Medstead, turn right onto Lymington Bottom Rd, continue onto S Town Rd, turn left onto High St. Turn left onto Green Stile, the destination is on the left.





## Floor Plans



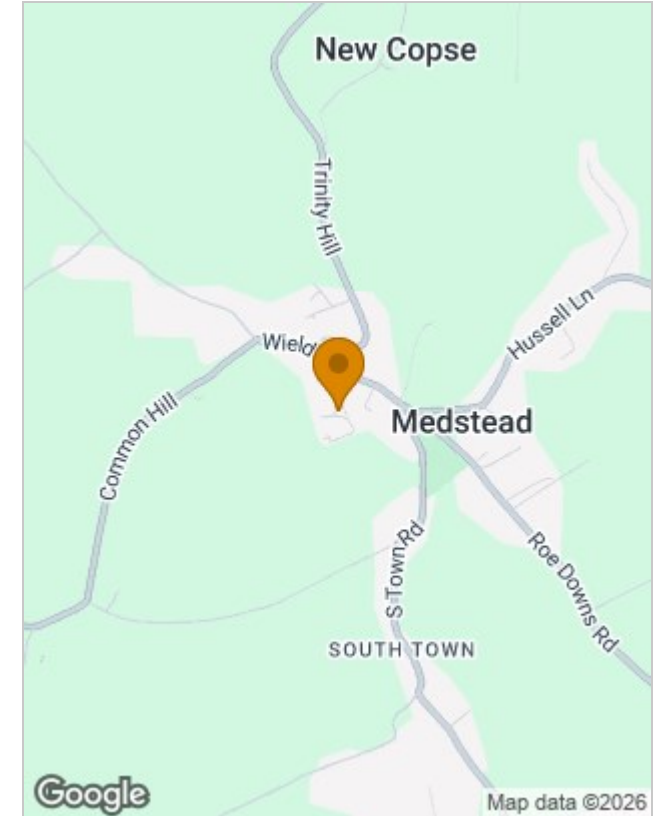
## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The Hub Fowler Avenue, Farnborough Business Park, Farnborough, Hampshire, GU14 7JF  
Tel: 01252 561000 Email: sales@tekoop.co.uk <https://www.tekoop.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</b>	<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	