



Wellhouse  
Road

BEECH





## Setting the scene

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An impressive, contemporary family home set in a secluded half acre plot in the highly desirable village of Beech. One of five exclusive houses in a private, gated development in a peaceful setting just six minutes from Alton. This comfortable home benefits from the best of country living combined with the conveniences of town.

Built in 2011 by respected developer Banner Homes, this stylish, energy-efficient home offers an extensive

4,400 sq ft of versatile space with three reception rooms, an open plan kitchen/diner, six double bedrooms, five bathrooms (three ensuite), a study, a separate utility room, two cloakrooms and an adjoining double garage.

Having lived in the property since new, the current owners have maintained the house in immaculate condition throughout and recently installed a new ground source heat pump, to create a supremely comfortable and secure home.

## A warm reception

A magnificent double-storey, glazed entrance leads into an airy reception hall enhanced by a dramatic central staircase, punctuated by broad half landings; a real design feature of the house.

The split levels also create a pleasing and practical separation between the living and sleeping areas within the home.





## The heart of the home

The superb, open plan L-shaped kitchen/diner forms the heart of the home and a natural gathering place for the family. With large windows overlooking the garden, the generous dining area is ideal for daily meals, big Sunday lunches or informal suppers with family and friends. A cosy corner with space for sofas and armchairs provides a sociable setting in which to relax, watch TV or catch up at the end of the day over a glass of wine.

The modern kitchen offers sleek units with granite worktops, a useful central island and a handy breakfast bar for grabbing a bite on the go. The range of integrated appliances include a double oven, gas hob and even a coffee machine for that all important morning cup of coffee.







## WELLHOUSE ROAD



To the rear of the kitchen is a utility room with laundry facilities, extra storage space and access to the back door. There is also a guest cloakroom and a door that connects through to the adjoining double garage.

For those yearning for a formal dining space, there is a separate dining room opposite the kitchen which has been adapted by the current owners into a fully-equipped personal gym, but which could easily be reconverted.



## Comfortable living

The formal drawing room with a convenient gas fire and delightful views over the south-facing garden through the french doors, provides a wonderful space to entertain on a grand scale or to simply curl up with a book by the fire.

Next door is an excellent study with a large built-in desk, plentiful bookshelves and storage. This room has a lovely outlook to the garden and makes a perfect home office to retreat to for Zoom calls or to get some work done.





## WELLHOUSE ROAD

The spacious home cinema room is a fantastic option for family movie nights with plenty of room for sofas and chairs and a big screen. It could also function as a playroom for younger children with french doors that open into the garden for outdoor playtime.

The two lower floors are snug and temperature-controlled with underfloor heating throughout, powered by a newly-installed ground source heat pump.







## Sweet slumber

The first floor has a luxurious master bedroom with a full ensuite bathroom and a walk-in wardrobe as well as a lovely outlook on the garden and woodland beyond. An entirely peaceful room for uninterrupted sleep and relaxation with the added benefit of air conditioning for cool respite from hot summer nights.

The second double is a fantastic size and has the same southerly green views over the garden. It has a modern ensuite shower room and plentiful fitted wardrobe space.

Up half a flight of stairs, you'll find the third sizeable double bedroom also with its own ensuite shower and a fourth pretty double next to a family bathroom. Both bedrooms feature fitted wardrobes.

At the top of the house are two fantastic 'Jack and Jill' bedrooms with a shared shower room between them, built-in air conditioners and plenty of wardrobe space. Ideal for children to get away with their friends to make as much noise as they like! Alternatively these rooms could be used as 'his and hers' home offices or as studio space.







WELLHOUSE ROAD



## The great outdoors

Outside the front of the house, there is space to park several cars on the private drive as well as in the double garage which has a connecting door leading into the kitchen. There's also a charging station for electric cars on the driveway.

Situated within its own tranquil 0.5 acre plot, the house has elevated views over the lovely south-facing garden which extends to a small area of woodland at the bottom. There's a wide terrace running across the back of the house facing the garden, a perfect, sunny spot for summer barbeques and outdoor entertaining.



## In the area

As well as having the advantage of a friendly neighbourhood community on your doorstep, it's only a short walk to the village hall which is at the heart of Beech village life. It offers a varied programme of activities likely to appeal to all ages – from yoga and pilates, to dance and art classes and even a popular bridge club.

The bustling market town of Alton is a six minute drive or a pleasant 35 minute walk away. Here you'll find a good selection of both independent boutiques and high street shops as well as restaurants and a popular sports centre.

There are fast trains to London Waterloo from Alton station, which will get you there in just over an hour

(and as Alton is the start of the line for trains to Waterloo, you should always be guaranteed a seat!).

For families with children, there's a choice of 'Good' or 'Outstanding' state schools nearby. The closest is The Butts Primary School, which is only a five minute drive away, on the outskirts of Alton or St. Mary's Bentworth Primary School in the nearby village of Bentworth.

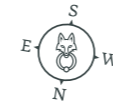
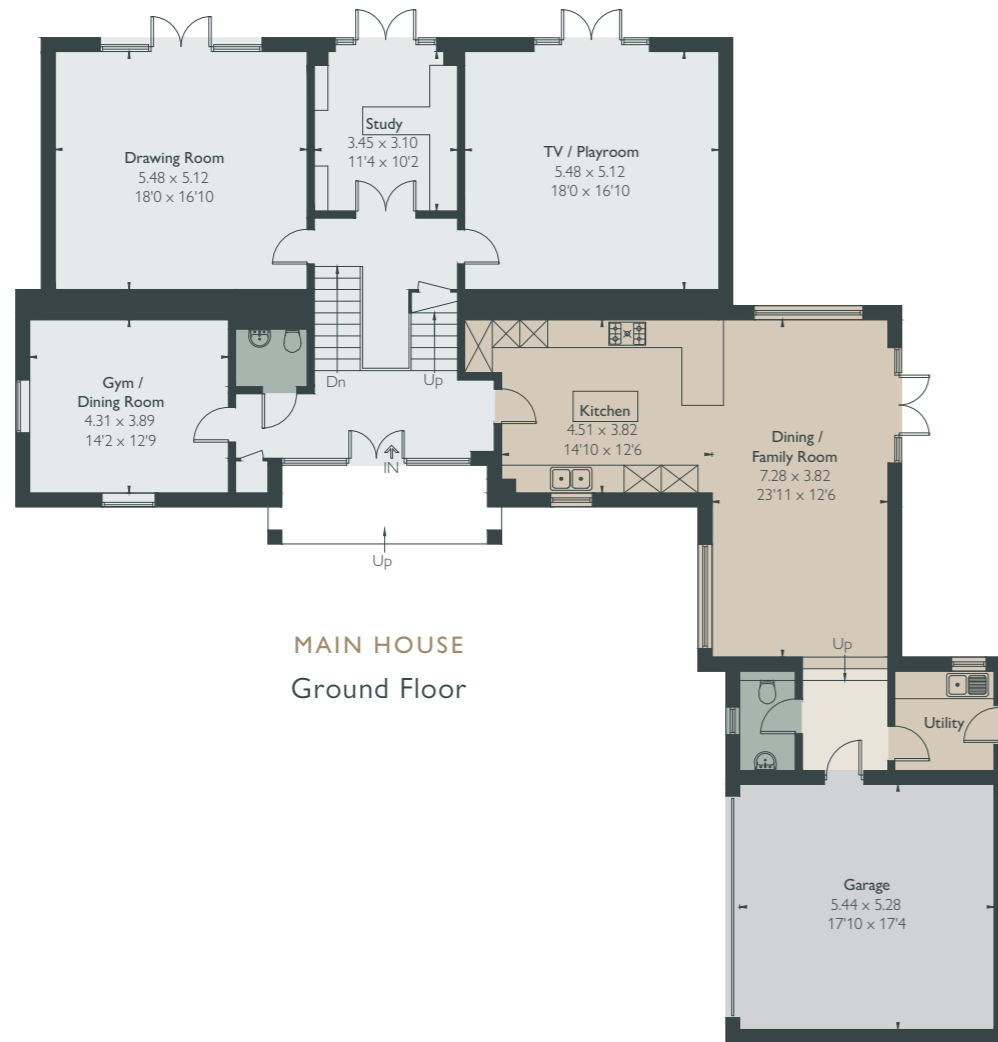
Older children have the option of Amery Hill School which is just seven minutes away. For independent school choices, Lord Wandsworth College, Winchester College and St Swithun's School are all within a 30 minute radius.

# Floorplans

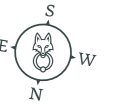
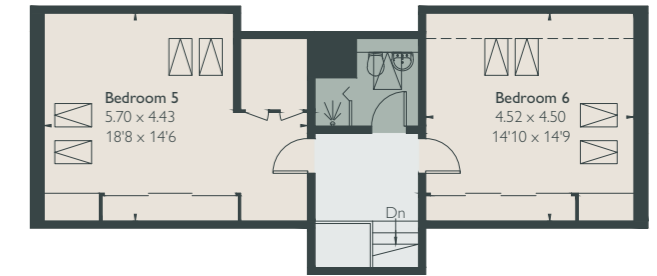
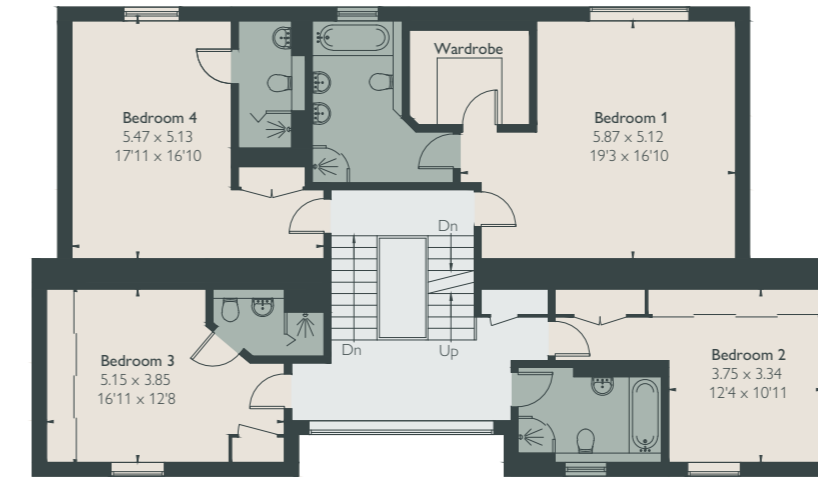
MAIN HOUSE  
4,102 sq ft (380.1 sq m)

GARAGE  
298 sq ft (28.7 sq m)

TOTAL  
4,400 sq ft (408.8 sq m)



# Floorplans



# Finer details

## OVERVIEW

- Spacious, detached home of circa 4,400 sq ft
- Contemporary, high quality finish throughout
- Highly desirable village location on rural outskirts of Alton
- Energy-efficient and economical to run
- Tranquil and private 0.5 acre plot
- Secure, gated community with electric entry gate
- Sunny, south-facing garden
- Lovely, elevated views
- Six bedrooms
- Five bathrooms (three ensuite)
- Large, open plan kitchen/diner
- Formal drawing room with gas fire
- TV/cinema room
- Impressive reception hall
- Study with built-in desk and shelves
- Two guest cloakrooms
- Separate utility room
- Two lofts
- Double garage with electric door and storage above
- Private driveway with parking for several cars
- Large terrace overlooking garden for outside dining

## SERVICES & FEATURES

- Mains power, gas, water and drainage
- Gas boiler serving underfloor heating on upper floors
- Ground source heat pump serving underfloor heating on lower two floors
- Air conditioning in master bedroom and top floor bedrooms
- Gas fire in drawing room
- High pressure hot water system
- Automated entry gate with intercom system
- Council tax band G £3,158
- High quality double glazing
- Electric car charging station

## IN THE AREA

- Just six minutes drive into shops, restaurants and facilities in Alton
- Trains to London Waterloo in just over an hour
- Excellent road links via A31 to A3 and M3
- Vibrant village hall offering a wide range of activities
- Close to a range of ‘good’ or ‘outstanding’ local schools
- Wonderful country walks straight from the house

## ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Wellhouse Road

BEECH

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UNIQUE HOMES

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