



Kympton Gardens, Medstead, Alton

At home in Hampshire


Hellards

1 Kympton Gardens

MEDSTEAD, ALTON, HAMPSHIRE GU34 5JL

Guide Price: £495,000

- Detached Family Home
- Three Bedrooms/Two Bathrooms
- Kitchen/Dining Room
- Sitting Room with Bay Window
- Generous Garden
- Parking and Garage
- Convenient Location

Set on a popular development constructed in 2017 by Miller Homes, this attractive detached family home is presented in excellent order throughout.

The front door opens to the entrance hall, with a cloakroom and stairs to the first floor. To the left, the spacious kitchen/dining room features a stylish range of kitchen units and worktops, with fitted appliances. French doors from the dining area open to the garden. The utility room is off the kitchen, with a door to the outside. The comfortable sitting room features an attractive bay window.

Upstairs, the accommodation comprises of a main bedroom, with built-in storage and an ensuite shower room, a further double bedroom and a single room, as well as a smart family bathroom.

Outside, the larger than average rear garden is laid to lawn, with a patio area for enjoying summer sunshine. To the front, the driveway offers parking for two cars, and access to the garage, which is currently laid out with a storage area at the front, with the rear part having been converted into an office/studio, perfect for those who work from home.





Medstead has a church, a pub, a primary school, and a couple of local shops. The village is well known for having an active and inclusive community. Medstead is within easy reach of Four Marks, with local shops, schooling and facilities in the village and just a few miles from Alton, where there is a Waitrose, M&S food store and Sainsburys, along with a good selection of local shops and facilities. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

SERVICES

We understand that mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

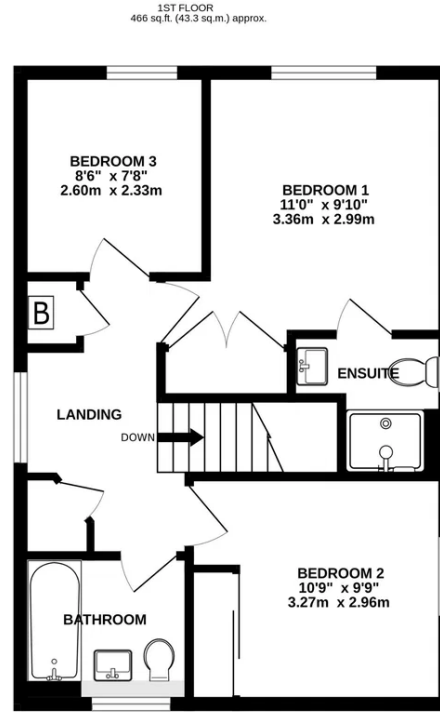
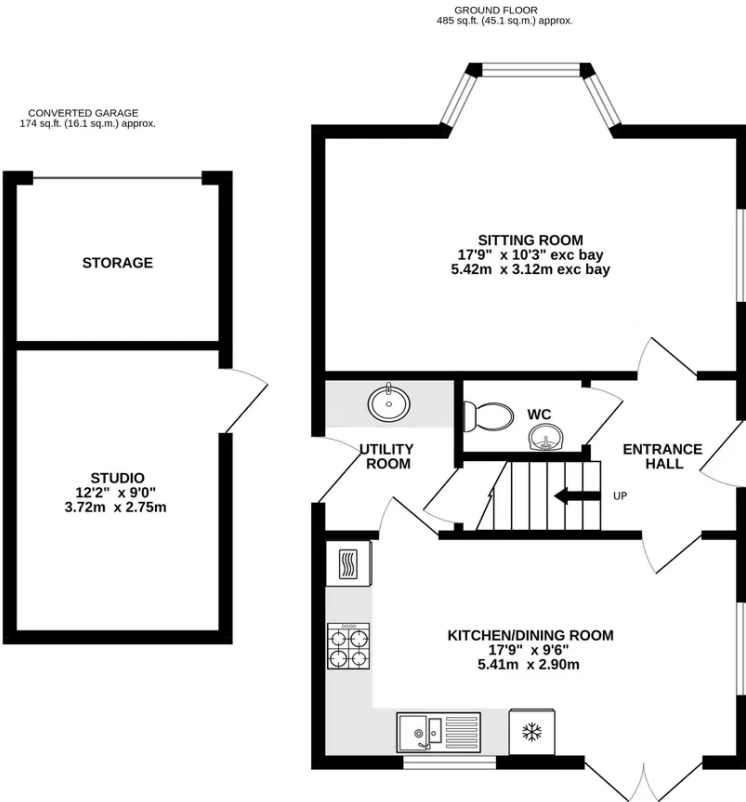
East Hampshire District Council
Council Tax Band: D

DIRECTIONS

From the A31 running through the centre of Four Marks: turn into Lymington Bottom Road and proceed ahead, going under the railway bridge. After a short distance, turn left into Longbourn Way, passing the Medstead surgery, which will be on your right. Bear left and then right. Kympton Gardens is on the left, and No. 1 is on the corner with Longbourn Way.

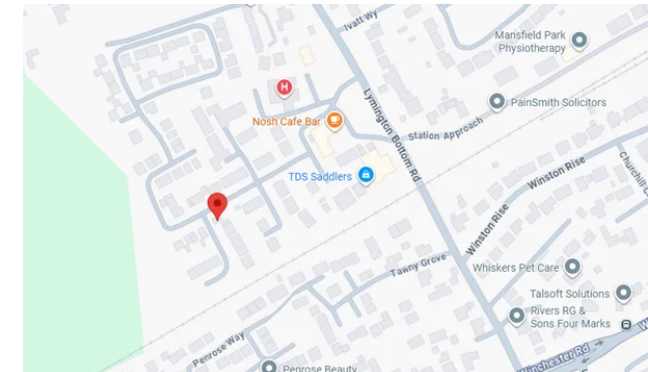
What3words: ///ranch.widen.cleansed





TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.