



Hunters Place, Bighton, Alresford

At home in Hampshire

 **Hellards**

Hunters Place

BIGHTON ROAD, MEDSTEAD, HAMPSHIRE GU34 5NE

Guide Price: £2,000,000

- Exceptional Country Home built in 2019
- 1.14 Acre Plot in Stunning Rural Setting
- 5/6 Bedrooms and 6 Ensuite Shower/Bathrooms
- Stunning Kitchen/Dining Room
- Light-Filled Sitting Room with Glorious Views
- Double Garage with Self-Contained Annexe
- Ten Minute Drive from Alresford

This exceptional contemporary country home, a beautifully crafted residence completed in 2019 is set within approximately 1.14 acres of stunning grounds. From the moment you arrive, it's immediately apparent that this is a home designed not only to impress, but to embrace the surrounding countryside.

One of the first things you'll notice is the breathtaking setting. With uninterrupted views across open farmland, every aspect of the home has been designed to make the very most of its spectacular rural backdrop.

Stepping inside, you're welcomed into wonderfully light and spacious interiors that combine modern luxury with timeless character. The true heart of the home is this magnificent reception room, where a vaulted oak-beamed ceiling creates an incredible sense of space, while the mezzanine gallery above adds both architectural interest and flexibility.

The bespoke kitchen has been thoughtfully designed for everyday family life as well as entertaining, complete with an Everhot range cooker and plenty of space for gathering with family and friends.

Throughout the home you'll find generous and versatile accommodation, with beautifully appointed bedrooms, luxurious en-suite facilities and reception rooms that can easily adapt to changing family needs.

Outside, the opportunities are just as impressive. Accessed via a private gated driveway, the property opens onto an expansive parking area with space for numerous vehicles, creating a wonderful sense of arrival.





The detached double garage is complemented by a beautifully presented self-contained annexe above, ideal for extended family, visiting guests or those looking to generate additional income.

Beyond this is an exceptional collection of outbuildings, including stables, a substantial workshop and a fully equipped kitchen, shower and WC block, offering outstanding flexibility for equestrian use, hobbies or business ventures. For those seeking a lifestyle as well as a home, the established glamping site currently provides a substantial income, presenting a rare opportunity to enjoy country living while benefiting from a successful lifestyle business.

Yet despite its wonderfully peaceful setting. This is so much more than a beautiful home—it's a lifestyle property offering space, privacy, income potential and an exceptional connection to the countryside.

Hunters Place enjoys an idyllic position between the villages of Bighton and Medstead, surrounded by rolling Hampshire countryside. Medstead offers a range of local amenities including a village shop, primary school, church, public house and active community groups, while nearby Bighton has its own village community, public house and recreation facilities.

The nearby market towns of Alton and Alresford, together with the Cathedral City of Winchester, provide an excellent selection of shops, restaurants and leisure facilities. Mainline railway services to London Waterloo are available from both Alton and Winchester.

SERVICES

We understand that mains electricity and water are connected. Private drainage. Oil-fired central heating.

LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: G

DIRECTIONS

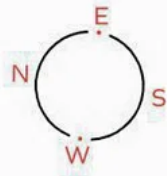
From Broad Street in Alresford, proceed in a northerly direction out of the town. After a short distance, turn right towards Bighton. Follow this road for approx. 4 miles, going through Bighton. Continue ahead, where the property will be found on the left hand side, soon after West End Lane.

What3words: ///noun.notched.resides





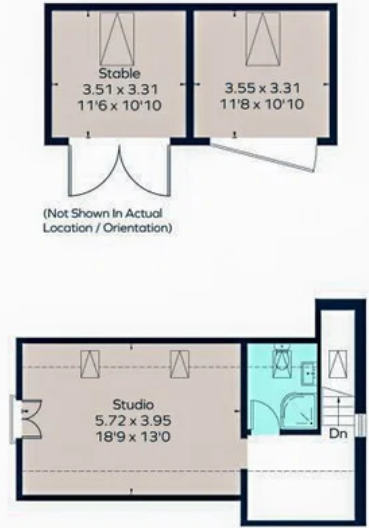
Approximate Floor Area = 319.2 sq m / 3436 sq ft
Outbuildings = 140.6 sq m / 1513 sq ft
Total = 459.8 sq m / 4949 sq ft (Excluding Voids / Open Garage)



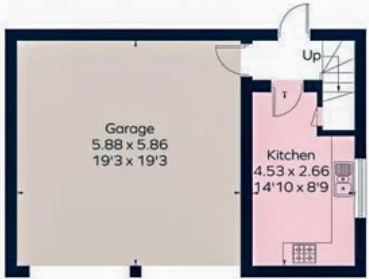
Ground Floor



First Floor

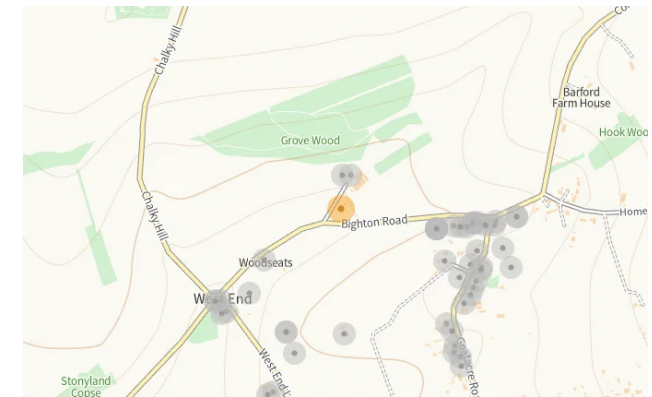


Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	

Hellards Estate Agents
 11 Broad Street, Alresford, Hampshire
 01962 736333
sales@hellards.co.uk
<https://www.hellards.co.uk/>



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.