



BALIMA

MEDSTEAD





BALIMA

A superb, contemporary
home in a peaceful setting

Welcome to Balima

For those seeking peaceful country living alongside supreme comfort and easy convenience, this superb five-bed contemporary home on a quiet residential lane in the friendly neighbourhood of Medstead fits the bill perfectly.

Balima was completed in 2021 to replace the original 1950s bungalow, set within a green 0.39-acre plot. The current owners worked with an architect to design the property with efficiency and comfort in mind, and the high quality finish showcases the meticulous attention to detail invested into its construction.

The house is of traditional brick and block construction with high levels of insulation, contributing to excellent thermal performance throughout the year. The fabulous versatile living space across more than 3,294 square feet will suit families of all sizes and those looking for multi-generational living or separate home office/studio facilities.

Set back off the lane behind discreet hedges, the house is approached by a private gravel drive with parking for numerous cars.





Cook, eat & relax

The lofty entrance hall leads past the stairs to a spacious, bright kitchen, dining and family room that spans the rear of the house providing a fantastic room for everyday life. Boasting floor-to-ceiling bi-fold doors opening onto the terrace with views of the garden, the room is flooded with natural light and is an airy, welcoming space to cook, eat and relax.





A generous TV area accommodates large sofas and has a cosy wood burner for extra warmth. The overhead roof lanterns are triple glazed to insulate from any rain noise and feature automatic windows with rain sensors whilst the wide bi-fold doors are fitted with remote-controlled blinds.

There's room for a sizeable kitchen table, perfect for family suppers and a sleek Alno kitchen featuring composite stone worktops and all the mod cons including a NEFF induction hob, twin fan ovens, a Quooker hot water tap, fridge-freezer, dishwasher and a new wine fridge.

A good-sized utility room provides an excellent space for managing laundry, storing boots and coats and accommodating muddy dogs, while an enviable walk-in pantry offers additional storage.



ENERGY EFFICIENT

A large plant room serves as the control centre for the home's technical systems. A gas boiler and super-efficient underfloor heating across both floors ensure the house remains consistently warm and comfortable, with individual thermostats that can be controlled remotely via a mobile phone.

A mechanical ventilation system with heat recovery and HEPA filtration circulates clean, filtered air throughout, while a generous pressurised hot water tank provides excellent water pressure, complemented by a water softener. The home's impressive efficiency is reflected in its EPC rating of B.





Room to entertain

Leading off the reception hall, there is a spacious sitting room offering a separate living space for more formal entertaining and a sunny dining room, ideal for large Sunday lunches or evening dinner parties.



The dining room could also serve as a ground floor bedroom, with the adjacent cloakroom offering clear potential to be converted into an en suite shower room. A good-sized study provides a quiet space to work from home, completing the ground floor.





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Blissful slumber

Upstairs are four generous double bedrooms with large windows and vaulted ceilings creating a sense of airiness and space.

The substantial principal bedroom benefits from a dressing area with built-in wardrobes and an en suite bathroom offering both a shower and a bath whilst the roomy guest bedroom also features an en suite shower room.

The third and fourth bedrooms offer a glorious, far-reaching view out over the garden and share a big family bathroom. A floored, insulated loft space provides extra storage.







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The annexe

The detached annexe incorporates an insulated double garage, providing secure parking for two cars, along with a workshop/storage space and a large bedroom upstairs with an en suite bathroom.



Lovely lawns & outside space

Set centrally in its generous plot with a gorgeous country outlook, Balima's extensive back lawn is dotted with mature apple trees and well-stocked flower beds, that will delight keen gardeners.

The terrace outside the kitchen captures the afternoon sun in summer and is a wonderful place for hosting a BBQ or sitting on the sofa enjoying the peace and quiet with a glass of wine.

At the far end of the garden, there's a useful garden workshop (insulated) and a pretty greenhouse, both connected to water and electricity.

The front of the house is accessed via a gate onto a gravel driveway with easy access to the front door and parking for four or five cars.





Convenience with country charm

Balima is conveniently located close to Medstead, a popular Hampshire village offering an excellent blend of country charm and convenience. Medstead boasts a good village shop and post office, a children's playground, pond, church, cricket club, and other community clubs. There is an excellent local pub, The Three Horseshoes, in neighbouring Bighton, whilst the shops and amenities in nearby Alton are just 15 minutes' drive away.

The pretty Georgian market town of Alresford is just 14 minutes' drive in the other direction and offers an array of cafés, restaurants, independent shops, and sports facilities. Trains go direct from Alton station to London Waterloo in a little over an hour.

NEARBY SCHOOLS

A good choice of local schools includes Medstead CofE Primary School (OFSTED rated 'Good'), and secondary school Amery Hill School (rated 'Good'). Independent schools nearby include Bedales Prep, Dunhurst, St Swithun's Prep, Edgeborough Prep, and Prince's Mead School in Winchester, whilst senior school options include Lord Wandsworth, Bedales, Churcher's College, St Swithun's, and Winchester College.

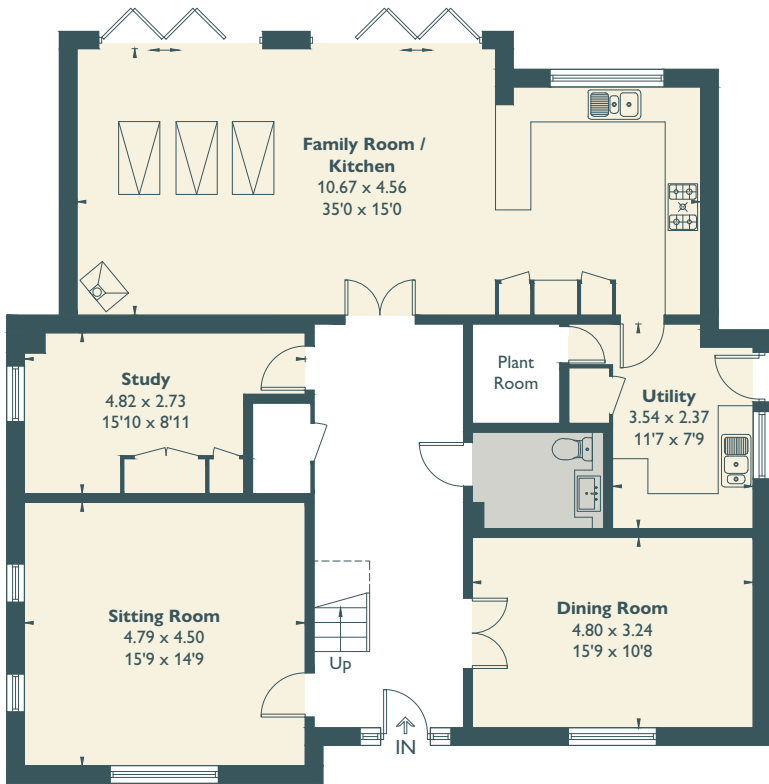
TRANSPORT LINKS

For commuters and travellers, there are excellent road links via the A31 to the M3, A3, and up to the M25, giving quick and easy access to Heathrow and Gatwick. Alternatively, you can reach the South Coast in under an hour via the A3.

Floorplans



MAIN HOUSE	ANNEXE	GARAGE / WORKSHOP	GREENHOUSE	TOTAL
2,733 sq ft (253.9 sq m)	561 sq ft (52.1 sq m)	710 sq ft (66 sq m)	98 sq ft (9.1 sq m)	4,102 sq ft (381.1 sq m)

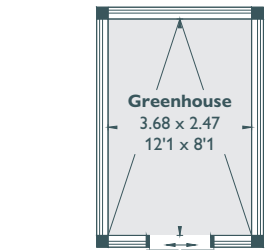


MAIN HOUSE (GROUND FLOOR)



MAIN HOUSE (FIRST FLOOR)

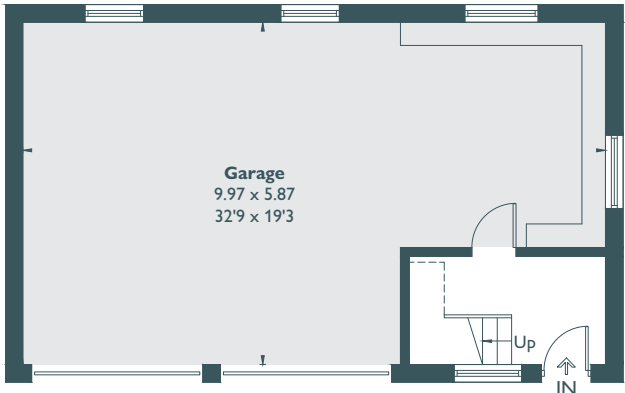
Floorplans



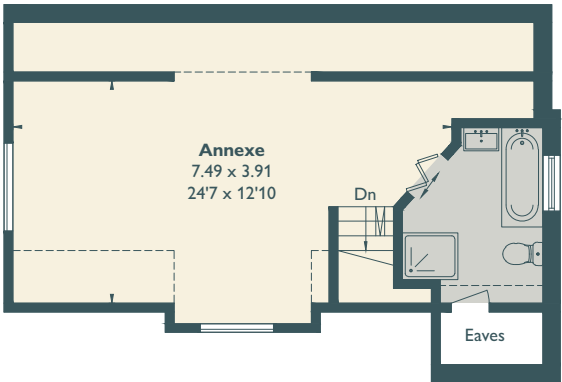
GREENHOUSE
(not shown in actual location/orientation)



WORKSHOP
(not shown in actual location/orientation)



GARAGE
(not shown in actual location/orientation)



ANNEXE (FIRST FLOOR)
(not shown in actual location/orientation)

Finer details

OVERVIEW

- Striking five-bedroom contemporary home built in 2021
- Highly energy-efficient modern home with EPC rating B, underfloor heating and advanced ventilation system
- Set within a private and peaceful 0.39-acre plot with green outlook
- Impressive open-plan kitchen, dining and family room with bi-fold doors and log burner

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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FEATURES & SERVICES

- Underfloor heating throughout with individual room controls
- Gas-fired heating system with high efficiency performance (EPC rating B)
- Mechanical ventilation with heat recovery and HEPA filtration
- Aluminium double and triple glazed windows
- High-spec kitchen with integrated appliances and Quooker tap
- Starlink high-speed internet (up to approx. 300 Mbps)
- Fully Ethernet-wired and pre-wired for integrated sound system
- Pressurised hot water system and water softener
- Automatic roof windows with rain sensors
- Remainder of 10-year building warranty (to February 2031)

IN THE AREA

- Peaceful village setting with country walks and bridleways from the doorstep
- Located in the sought-after Hampshire village of Medstead
- Alresford (approx. 12 mins) with excellent shops, cafés and restaurants
- Alton (approx. 15 mins) offering wider amenities and mainline station
- Direct trains to London Waterloo in around 70 minutes (seated start-of-line service)
- Easy access to the A31, connecting to Winchester, the M3, A3 and London





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what3words ///fabric.smiling.goes



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