

Approximate Floor Area = 275.6 sq m / 2967 sq ft (Including Garage)



Winchester Road, Four Marks, Alton, GU34

Offers in excess of £650,000

A deceptively spacious detached 5 bedroom family home offering versatile living with double garage and garden. EPC rating C (71)

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ACCOMMODATION

Master Bedroom Suite, Guest Bedroom Suite, 3 further Bedrooms, Family Bathroom, Living Room, Dining Room, Study, Conservatory, Kitchen Breakfast Room, Utility, Cloakroom, Garage Garden and Off Street Parking.

DESCRIPTION

A well-presented, spacious 5 bedroom detached family home with ample parking for several vehicles. The property sits in the heart of the village and is served by local shops, garage and an outstanding Ofsted rated primary school.

A glazed porch leads to the front door and into a bright and spacious entrance hall offering access to the study with built in shelving, cloakroom and the living room which offers a large faux bay window, gas effect fire with surround and sliding doors leading out to the large conservatory and out to the rear garden. The dining room has two doors allowing access to the entrance hall and the dual aspect kitchen/ breakfast room which has a wide range of shaker style base and eye level units with a range cooker, space for a dishwasher, single oven, stainless-steel bowl and half sink, and a doorway leading out to the garden. Through an arch way you have access to the utility area with a further stainless-steel sink, space for fridge/freezer and on to the integral double garage.

The stairs lead to the first floor and the spacious landing with a large feature arch window flooding the upstairs with natural light. The dual aspect master bedroom has built in wardrobes offering plenty of storage and an ensuite comprising a shower, basin, and WC, a further double bedroom has an ensuite comprising shower and WC, there are three further double bedrooms, two with hand



basins and built in wardrobes. Family bathroom with corner bath, separate shower.

Outside offers ample parking to the front behind a hedge screen.

The rear garden boasts a wide array of trees, shrubs and plants surrounding a lawned area and terrace which is ideal for al fresco dining.

LOCATION

The property is located in Four Marks which is situated in some of the finest unspoilt Hampshire countryside. The historic St. Swithun's Way, which runs between Winchester and Farnham, passes through the south-western fringe of the village. The village also has a historic railway station forming part of the Watercress Line. The village has a large recreation ground including football, cricket, tennis courts, a local bowls club and a village hall. The village centre has been recently refurbished and the local amenities include a bakers, a fish and chip shop, an off licence, a fine wine shop, a hairdressers, a bicycle shop, several convenience stores, including M&S, and good free parking. There are also doctors' and veterinary surgeries. More extensive shopping and recreational facilities can be found in nearby Alton, Winchester and Basingstoke.

The property is very well placed for transport links. The A31 runs through Four Marks connecting to Farnham, Guildford, the A3 and London to the north and Winchester and the South Coast to the south. Alton station provides a regular direct service to London Waterloo in approximately 1 hour 10 minutes.

There are an excellent selection of schools within the area in both the public and private sectors, including Four Marks Primary School, Eggars, Perrins, Amery Hill, Alton College and Alton Convent School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

