



Four Marks, Hampshire

Guide Price £625,000

Four Marks, Hampshire

With annexe potential, this property is ideal for generational living. There is existing planning in place to make adaptations.

Enter into the entrance hall where there are stairs to the first floor, under stairs storage and doors to the various rooms. Positioned to the left is a dual aspect reception room which was formerly the double garage so is spacious, bright and airy. To the rear of the reception area is an office which has a rear aspect window and to the left, a door through to the utility room. The utility provides access to the cloakroom which has a WC, wash hand basin and a side aspect window. The utility also provides access onto the garden. Centrally positioned to the rear of the hall is the kitchen, which features a full range of wall and base units with surfaces over, double built in oven, five ring gas hob with extractor over, sink and drainer unit, breakfast bar, further integrated appliances, tiled floor and a rear aspect window. Off the kitchen is the dining room which has rear aspect double doors and also provides access through to the other reception room.

Upstairs, there are four bedrooms, the main bedroom enjoys the use of an en suite but has the option of making it bigger via a room over the garage. The main bathroom completes the first floor and has a bath, WC, wash hand basin and a side aspect window.

The garage is oversized and measures an impressive 34'2 x 15'2, there is ample storage space, power, light, a rear aspect window and door onto the garden. Additionally, there is loft storage over the garage. To the rear, there is an area of decking immediately off the property with a larger area of lawn beyond. The garden is well-stocked with shrubs and bushes and has side access. To the front, there is ample driveway parking for multiple vehicles.

Freehold

Council Tax Band : F

- Four Bedroom Detached
- Extended
- Modern Kitchen/Breakfast Room
- Three Reception Rooms
- Office/Study
- Utility Room
- En Suite Shower Room
- Potential For Larger En Suite
- 34'2 Garage
- Well-proportioned Garden
- Ample Driveway Parking



Floorplan

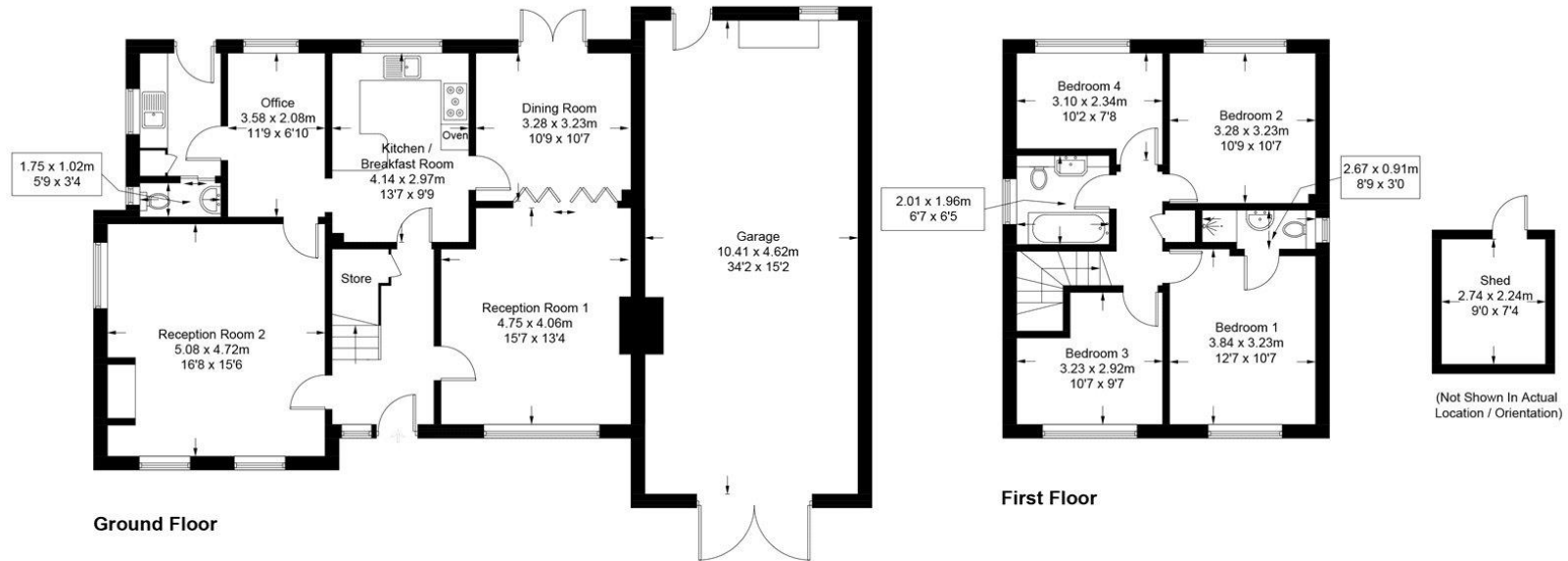
Winston Rise, GU34

Approximate Gross Internal Area = 145.8 sq m / 1569 sq ft

Garage = 48.3 sq m / 520 sq ft

Shed = 6.2 sq m / 67 sq ft

Total = 200.3 sq m / 2156 sq ft



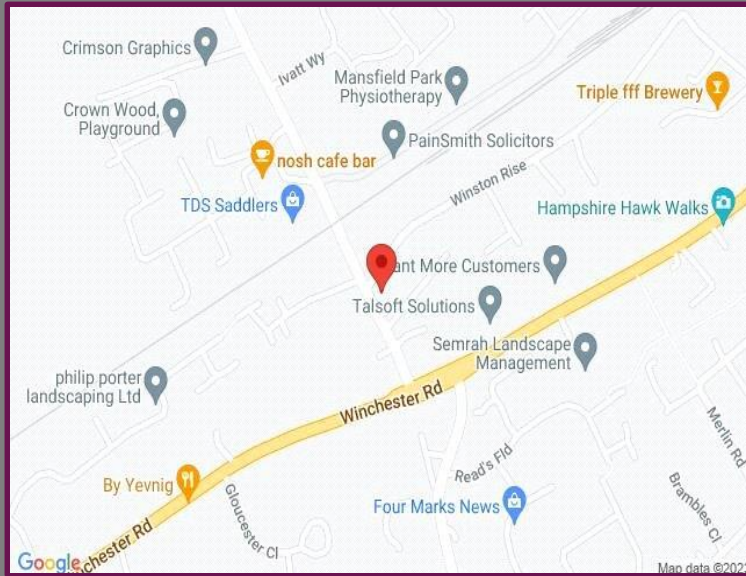
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID932447)

Location

Located on Winston Rise in Four Marks, this property is conveniently situated for both the shops in Four Marks and grocery and butchers in Medstead. Also within the immediate area is a doctors surgery. The nearby A31 serves both Alton and Winchester where a mainline train station serving London Waterloo are located.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	77
	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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