

Bourne

ESTATE AGENTS



Four Marks, Hampshire

Offers Over £325,000

# Four Marks, Hampshire

A beautifully presented two bedroom home, positioned in a popular development within Four Marks village. This modern property overlooks a green giving a great feeling of privacy.

The accommodation comprises an L-shaped hallway leading to a modern fitted kitchen looking out onto the rear garden. To the left-hand side of the property, there is a large sitting/dining room with a rear aspect window and a door leading out to the rear garden, as well as a cloakroom. On the first floor, there are two double bedrooms and a generously sized family bathroom suite.

The rear garden is fully enclosed and southwest-facing, landscaped to offer a low-maintenance space. There is an area of patio adjoining the house for outdoor entertaining and a gate leading to the rear parking area, where you will find allocated parking for two cars.

Freehold  
Council Tax Band : C

- Two Bedrooms
- large sitting/dining room
- overlooking Green
- larger than average south/west facing Garden
- Kitchen
- Bathroom
- Allocated parking for two cars
- Double Glazed

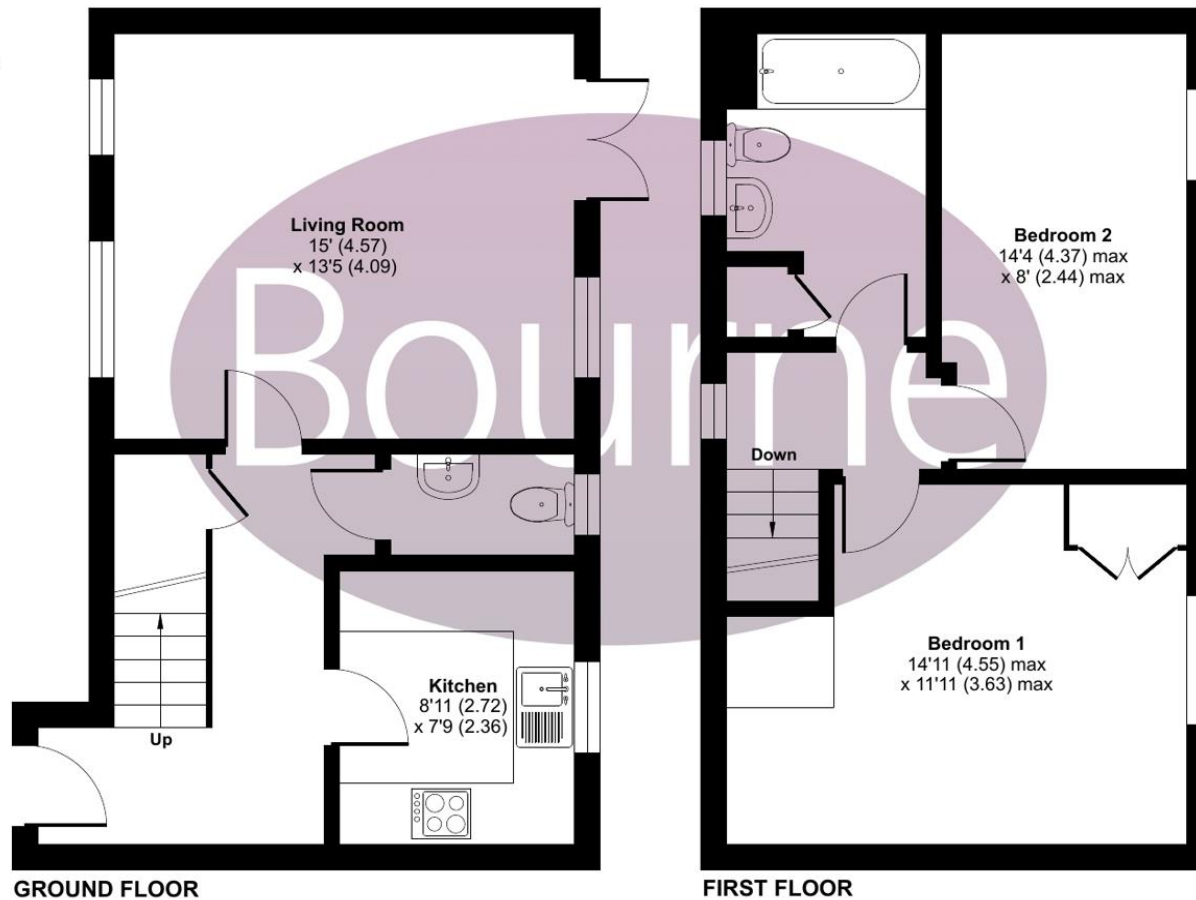


# Floorplan

## Pheasant Close, Four Marks, GU34

Approximate Area = 810 sq ft / 75.2 sq m

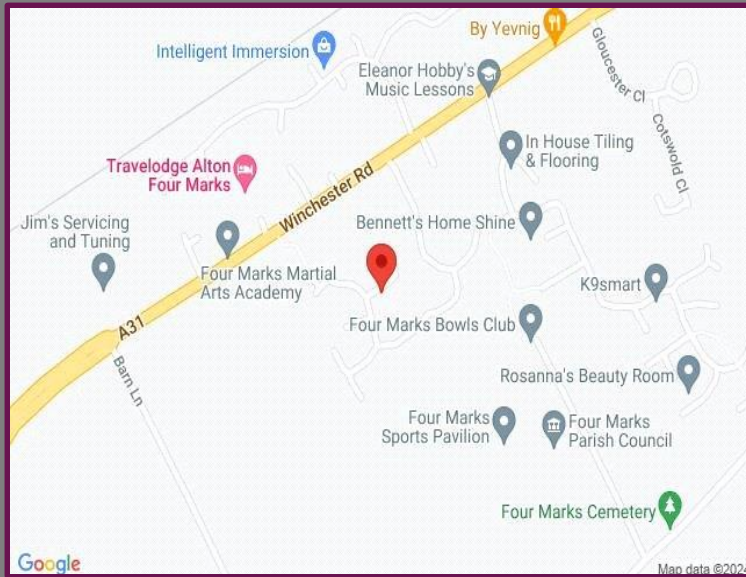
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bourne Estate Agents. REF: 1071726

# Location

Four Marks has an active community with a good number of clubs and societies, a Village Hall, Church, shopping facilities, Petrol Station and a Primary School. The market town of Alton has a Waitrose, M&S and Sainsbury food stores, along with other shops and facilities. In addition, Alresford, Petersfield, Farnham, Winchester and Basingstoke are within easy striking distance. 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 1 hour away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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