



ESTATE AGENTS



Four Marks, Hampshire

£800,000

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An updated and extended four-bedroom family home, tailored for modern living. The ground floor boasts a spacious entrance connecting to all rooms. To the front, there's a practical study/second living room with a bay window, leading to a tastefully modernised L-shaped open plan kitchen/dining room. The kitchen comes equipped with built-in appliances, and a separate utility room offers extra space. Access the rear garden from the kitchen, while at the back, you'll find the main living room featuring a woodburner and access to the garden. A discreet cloakroom and storage cupboard are off the entrance.

Upstairs, you have a spacious landing leading to four bedrooms, which three are doubles and family bathroom with both a bath and a shower. The main bedroom comes with an ensuite shower room.

Outside, a detached self-contained annex provides additional living space, including an open-plan kitchenette and living room leading to a bedroom with an ensuite shower room. The outdoor space is predominantly laid to lawn, offering a versatile backdrop for various activities.

Freehold

Council Tax Band : F

- Four Bedrooms
- Ensuite To Main Bedroom
- Two Reception Rooms
- Open Plan Kitchen/Breakfast Room
- One Bedroom Detached Annex
- Large Garden
- Downstairs Cloakroom
- Utility Room
- Modern Living
- Sought After Location

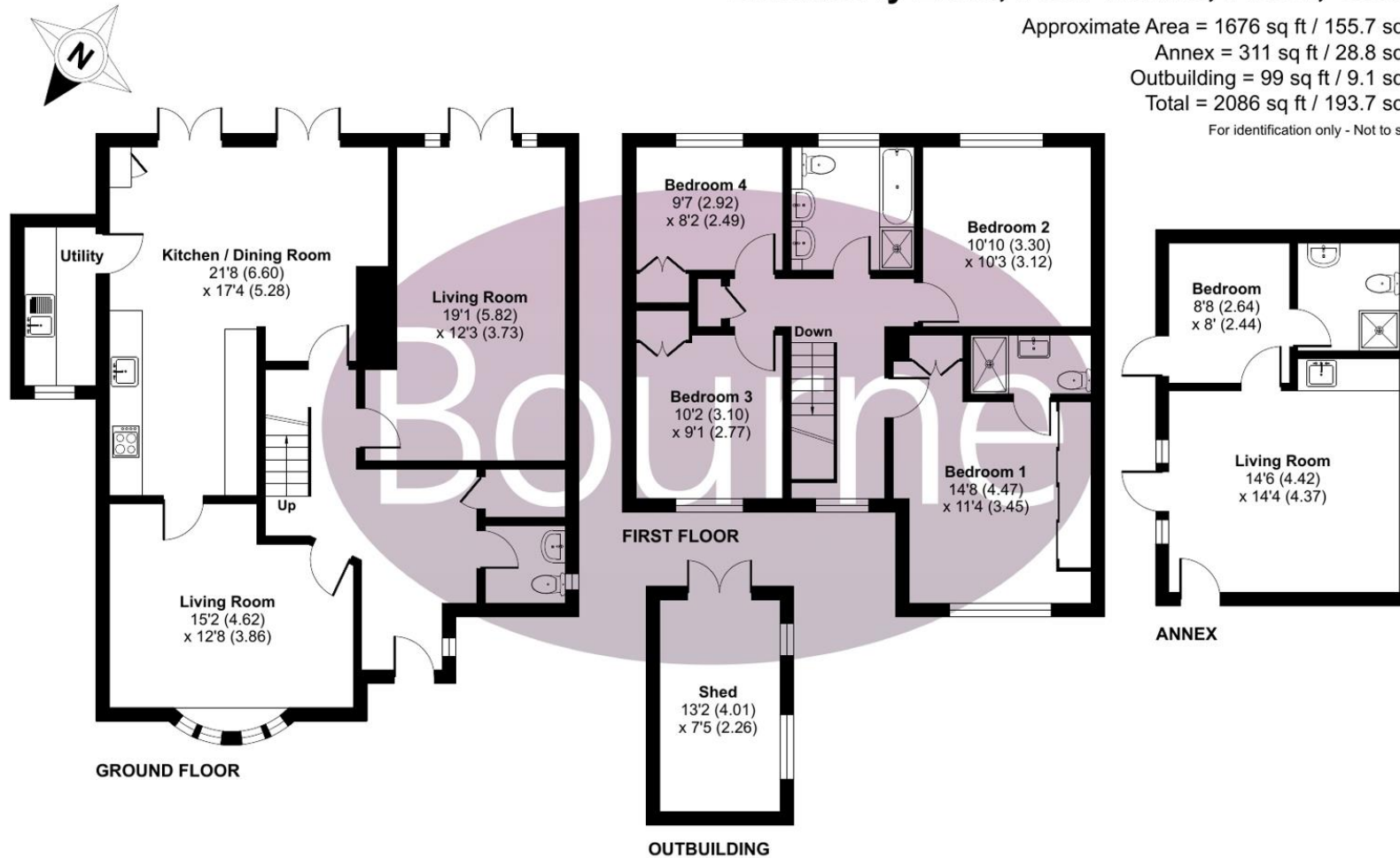


Floorplan

Blackberry Lane, Four Marks, Alton, GU34

Approximate Area = 1676 sq ft / 155.7 sq m
Annex = 311 sq ft / 28.8 sq m
Outbuilding = 99 sq ft / 9.1 sq m
Total = 2086 sq ft / 193.7 sq m

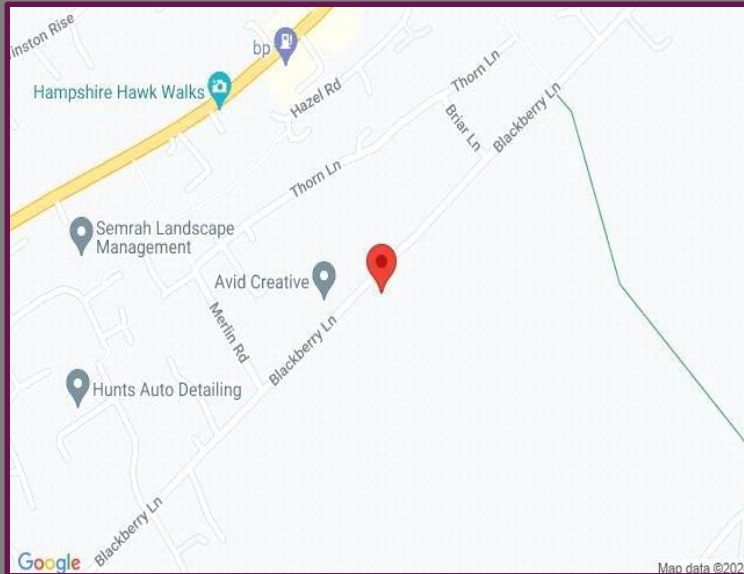
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1077627

Location

This delightful property can be found on Blackberry Lane, a sought after location in Four Marks. Within a convenient walk you will find a parade of shops including M&S Food hall and filling station, Tesco Express and the Co-operative. Four Marks primary is also within walking distance. The nearby A31 serves both Alton and Winchester.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 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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