

34 Blackberry Lane

Four Marks, Alton, Hampshire GU34 5DF

Price £670,000

wpr



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Price £670,000 Freehold

- Local shops & bus services nearby
- Primary school, church & village hall beyond
- Alton within 5 miles
- Easy access Alresford & Winchester

A well proportioned detached bungalow set back on a prime road with driveway and garage handy for village facilities. No onward chain.

- 3 Bedrooms
- Family room & Living room
- Kitchen/dining room
- Family bathroom & cloakroom
- Garage & large driveway
- Large lawned gardens

DESCRIPTION

Approached by a drive, this detached chalet style bungalow is in the favoured Blackberry Lane area. The property comprises bright and spacious double aspect family room with bay window to the front, a good size dual aspect kitchen/dining room with fitted units and some appliances, living room with doors opening to the rear garden. There are 3 generous bedrooms, one of which is located on the 1st floor. There is a family bathroom and cloakroom. The gardens are a particular feature of the property and are mainly lawn with mature shrubs and trees. The property offers a great opportunity for someone to update and extend (STPP).



LOCATION

Blackberry Lane is a sought after semi-rural area to the South of Four Marks village centre and consists of properties of varying ages, designs and sizes. To the South lies the primary school and a network of country footpaths and bridleways, whilst the village also has a shopping centre with a Co-op, Tesco Express, M&S garage outlet, bakery, churches, village hall, doctors and vets surgeries, a golf course, bus services and the Watercress Steam Railway Line. Jane Austen connected Alton, an old market town, provides major shops including Sainsbury's, Aldi, Lidl, M&S, Waitrose, Boots and Iceland, a station (Waterloo line), senior schools, Alton College and a sports centre. Perins Senior School/Science College, a splendid Broad Street and riverside walks beside the Itchen are available in the refined neighbouring small town of Alresford.

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering the Four Marks speed limits, turn 1st left into Telegraph Lane and immediately right into Blackberry Lane. The property will be found on the right hand side just past Briar Lane.

SERVICES

All mains services

COUNCIL TAX

Band F - East Hampshire District Council



78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

VIEWING

Strictly by prior appointment with Warren Powell-Richards

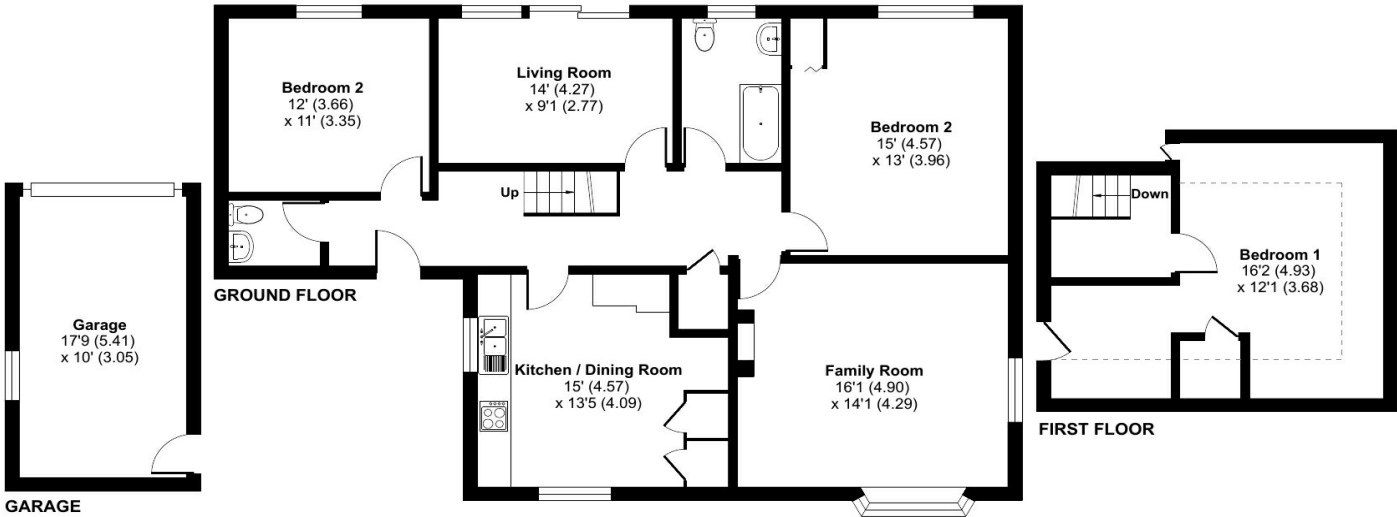


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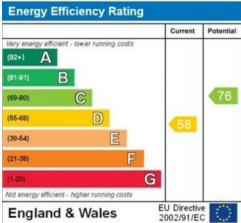
Approximate Area = 1322 sq ft / 122.8 sq m
 Limited Use Area(s) = 161 sq ft / 14.9 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1661 sq ft / 154.2 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1139606



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