

# 20a Lymington Bottom

Four Marks, Alton, Hampshire, GU34 5AA

Price £525,000

wpr



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Price £525,000 Freehold

- A31 bus services nearby
- Lymington Barn's shops walking distance
- Four Marks shops 0.4 mile
- Alton High Street 4.5 miles

A beautifully designed individual 2 double bedroom detached house with large driveway, garage and generous private rear garden. No chain.

- Living room
- Stunning kitchen/dining room
- Hall & cloakroom
- 2 double bedrooms
- Lawned garden with patio
- Garage & driveway

### DESCRIPTION

This charming detached village property benefits from light and spacious rooms, entrance hall, living room, kitchen/dining room, utility and downstairs cloakroom on the ground floor. On the first floor there are 2 double bedrooms as well as a bathroom and shower room. The garden is mainly lawn with a good size patio perfect for entertaining, and is enclosed by hedging with a sycamore tree. The paved driveway allows parking for many vehicles and there is access to the garage and also side access.



## LOCATION

Set away from the road, the house occupies a sheltered village location in the Lymington Bottom area. Lymington Barns and Four Marks village centre combined provide a range of shops including an M&S garage outlet, Tesco Express, Co-op, Reads Butchers, The Naked Grape wine merchants and a cafe. Four Marks also has a primary school, village hall, churches, Watercress railway line, bus services, a golf course, garden centre, allotments, recreational complex and local interest societies. The neighbouring villages offer traditional inns and rural walks. The old market town of Alton, within 4.5 miles, has stores such as Waitrose, Sainsbury's and M&S, senior schools and HSDC Alton College, a station (Waterloo line), sports centre and programme of weekly and seasonal events such as farmers/street markets and concerts in the public gardens.

## DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering Four Marks, continue on the main road passing the Oak Green shopping parade on the left. At the bottom of the hill turn left onto Lymington Bottom. The house is along on the right hand side.

## COUNCIL TAX

Band D - East Hampshire District Council

## SERVICES

All mains services



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## VIEWING

Strictly by prior appointment with Warren Powell-Richards





# Lymington Bottom, Four Marks, Alton, GU34

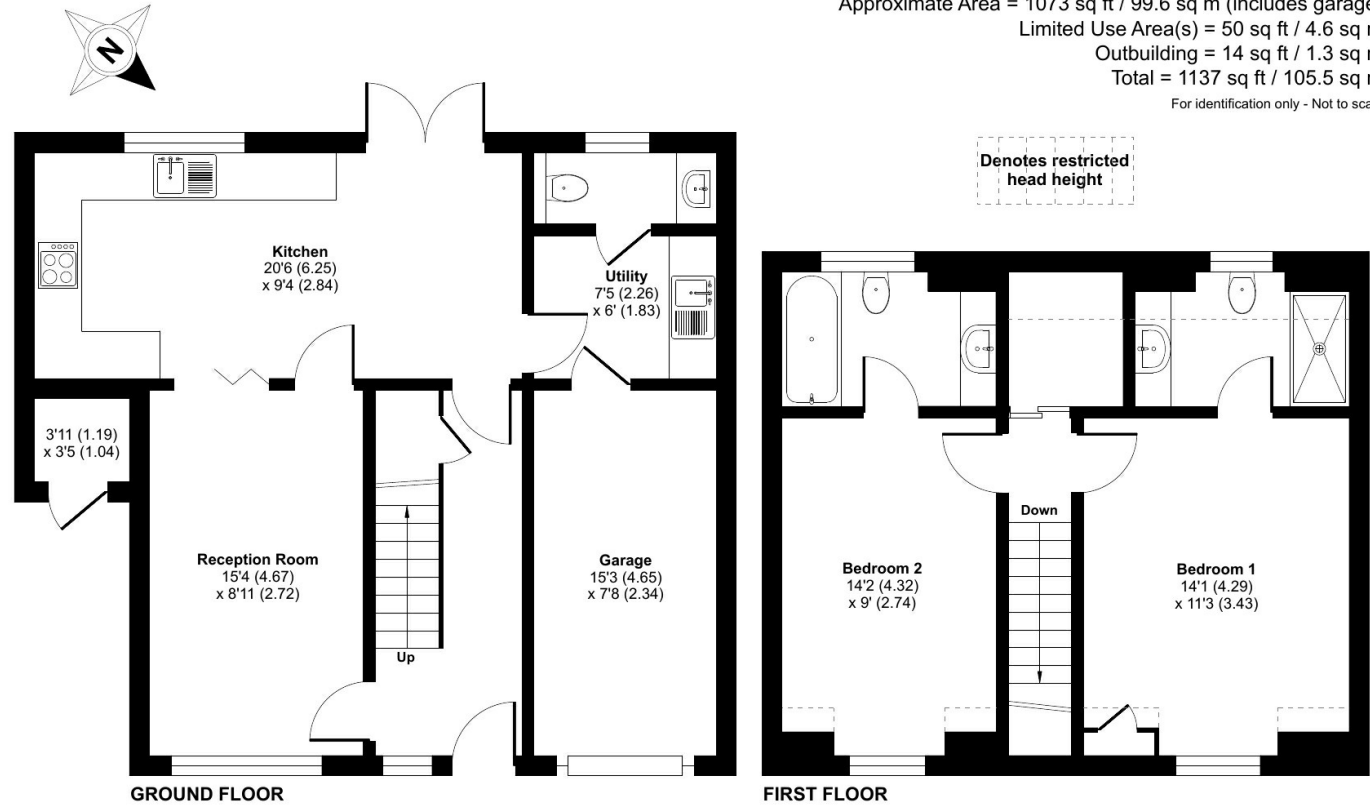
Approximate Area = 1073 sq ft / 99.6 sq m (includes garage)

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1137 sq ft / 105.5 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). © ricscom 2024. Produced for Warren Powell-Richards. REF: 1107245

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		92
Energy efficient	B	84	
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Least energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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