

19 Winchester Road

Four Marks, Alton, Hampshire, GU34 5HG

Price £675,000

wpr





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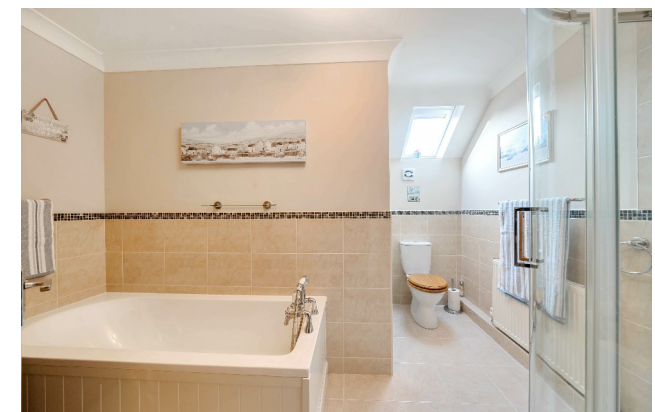
Four Marks, Alton, Hampshire, GU34 5HG

Price £675,000 Freehold

- Within walk of shopping parades
- Village primary school & church
- Regular buses along A31
- Alton High Street within 4 miles

A beautifully presented and refurbished 3 bedroom chalet bungalow with a large southerly rear garden. There is driveway parking to the front of the house.

- 3 good size bedrooms
- Shower room & bathroom
- Large living room with wood burner
- Family room
- Stunning kitchen/dining room
- TV lounge
- Utility room
- Downstairs cloakroom
- Spacious entrance hall
- Driveway parking
- Good size garden with covered seating area/sun patio
- BBQ area /log store



DESCRIPTION

This individual modern family home is beautifully presented and versatile. The property has been refurbished and upgraded through to a very high standard. The rear garden is mainly laid to lawn and is secluded and private. There are local shops and facilities in the centre of Four Marks, which are within easy walking distance

Outside, to the front of the property is a large driveway with plenty of parking. The rear garden is mainly laid to lawn and is secluded and private. There is a 'sun trap' seating area with wooden pergola and a long lawn, bordered by a hedge on one side and fencing on the other, with mature trees and shrubs.





LOCATION

Set back from the road in a well regarded location in Four Marks village. A stroll along the road leads to the local shopping centre with its Co-op, Tesco Express and bakers, doctors and vets surgeries, garage/M&S outlet and the Mid-Hants Steam Railway. The village also provides a primary school, churches, village hall, garden centre, bus services, recreational facilities and allotments, whilst the surrounding countryside has a profusion of scenic country walks. The A31 links with Alton, Alresford, Farnham, Guildford and Winchester. Alton, an old market town, has major shops, M&S, Waitrose, Sainsbury's, Iceland and Aldi supermarkets, senior schools, Alton HSDC College, The Alton School, a sports centre and station (Waterloo line). Alresford nestling in the Itchen Valley, also has an academy school, Perins.

COUNCIL TAX

Band E - East Hampshire District Council

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering Four Marks within the 40 and 30 mph speed limits, the property is on the left hand side.

SERVICES

All mains services.





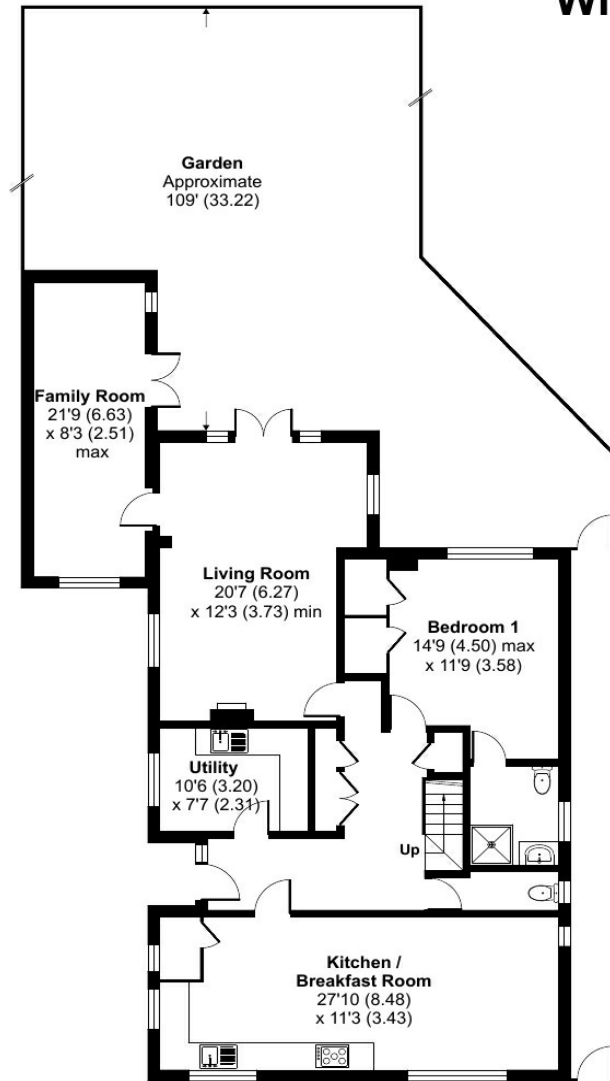
Winchester Road, Four Marks, Alton, GU34

Approximate Area = 1825 sq ft / 169.5 sq m

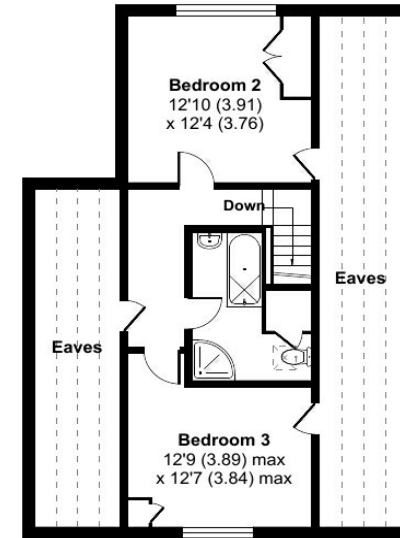
Limited Use Area(s) = 414 sq ft / 38.4 sq m

Total = 2239 sq ft / 208 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Warren Powell-Richards. REF: 1078143

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	
70	79
EU Directive 2002/91/EC	
England & Wales	

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