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# 9 Sundew Place

The Shrave, Four Marks, Alton, Hampshire, GU34 5GQ

Price £449,950



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Price £449,950 Freehold

- Four Marks village shops nearby
- Alton station within 4 miles
- Alresford 6 miles
- Winchester within 13 miles

A beautifully presented 3 bedroom semi-detached house built by Kebbell Homes in 2017 located in a small private close of 12 properties.

- Large living room opening to rear garden
- Kitchen/dining room
- Downstairs cloakroom
- 3 bedrooms
- Family bathroom & en-suite shower room
- Landscaped rear garden

### DESCRIPTION

This high specification family home was constructed by well regarded Kebbell Homes and benefits from the remainder of the NHBC warranty. There is a spacious entrance hall with access to the downstairs cloakroom. The contemporary kitchen/diner is well equipped with integrated appliances, under cabinet and foot lighting. The living room has double doors opening to the newly landscaped rear garden which has been terraced beautifully. To the first floor there is a family bathroom and 3 bedrooms, the master bedroom has an en-suite shower room. There are 2 parking spaces at the front of the property.



## LOCATION

Sundew Place lies on the rural yet accessible edge of the thriving village of Four Marks, which affords a useful selection of shops including two mini food stores and bus services. There are walks in Weathermore Copse and Chawton Park Wood whilst the A31 provides superb access to not only Alton and Alresford but also Farnham, Guildford and Winchester. Locally the village also has sports facilities, allotments, primary school, garden centre and golf course. The South Downs National Park is immediately to the east.

## DIRECTIONS

From Alton, take the A31 towards Winchester. After the end of the dual carriageway when entering Four Marks, turn first right inside the 40 mph speed limit crossing the service road into Woodlark Place, which leads into Sundew Place.

## COUNCIL TAX

East Hampshire District Council - Council Tax Band D.

## SERVICES

Mains electricity, water and gas. Private drainage treatment plant.

## NB

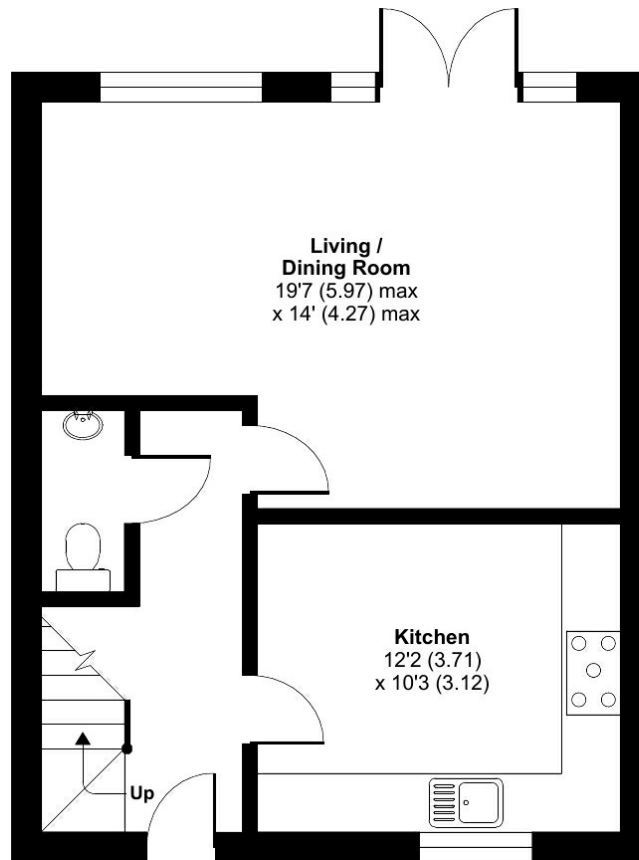
Please note the tenure is Freehold but a service charge will be levied as Sundew Place is a private road. Further details upon request.



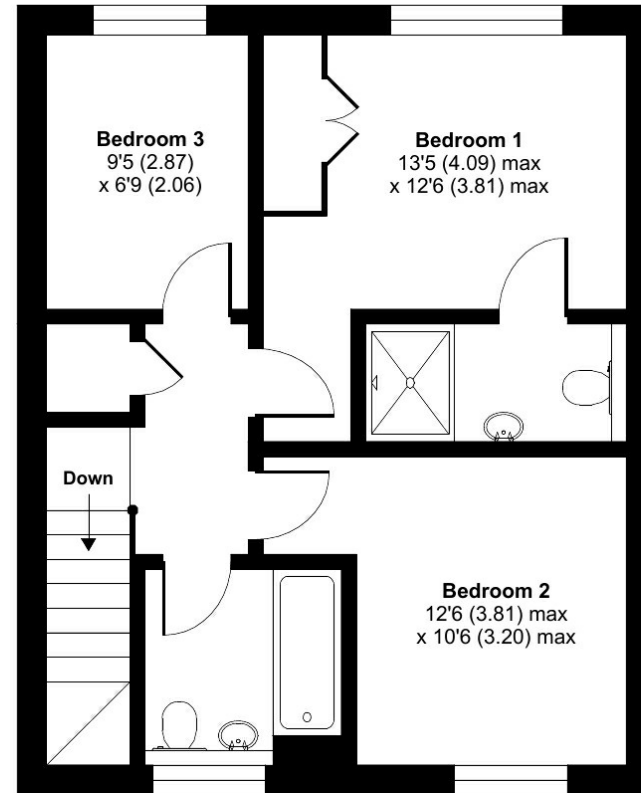
# Sundew Place, Four Marks, Alton, GU34

Approximate Area = 974 sq ft / 90.5 sq m

For identification only - Not to scale



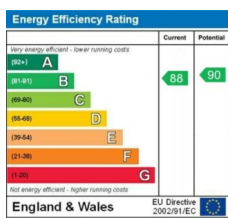
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Warren Powell-Richards. REF: 803499



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