

# 17 Yarnhams Close

Four Marks, Alton, Hampshire, GU34 5DH

Price £545,000

wpr



## 17 Yarnhams Close,

Four Marks, Alton, Hampshire, GU34 5DH

Price £545,000 Freehold

- Easy access shops & buses
- Village hall, church & sports complex nearby
- Alton within 5 miles
- A31 for Alresford, Farnham & Winchester

A good sized detached bungalow presenting 4 bedrooms privately tucked away at the end of a village cul-de-sac.

- Kitchen breakfast room
- Lounge
- Dining room
- 4 bedrooms
- Large hallway
- South easterly rear garden
- Detached garage
- Parking for 3/4 cars

### DESCRIPTION

Being sold for the first time in over five decades, this well proportioned bungalow lends itself to improvement and extending (STPP). The spacious 4 bedroom property is approached by a pretty front garden together with large driveway for several cars. You enter the bungalow through the front porch into a spacious hallway allowing access to all bedrooms and the refitted contemporary wet room. The living accommodation is set towards the back of the property with a good sized kitchen leading into the dining room and lounge with a door into the back garden. This is mainly laid to lawn with flower borders around the outside and a path leading to the brick and flint built shed in the far corner. There is a patio area and greenhouse to the side of the property with a detached garage.



## LOCATION

The bungalow is in a broad verged and well spaced out close consisting of mainly detached properties with the majority being of a bungalow or chalet style originating in the 1960s with a small number of 1990s built detached houses. Yarnhams Close, within the much favoured Blackberry Lane area to the south of Four Marks village, benefits from access to the primary school, village hall, Church of the Good Shepherd, recreational complex and walks out into the neighbouring countryside and the Rotherfield Park country estate. The Meon Valley and South Coast can be reached via the A32. The old market town of Alton offers individual and multiple shops, stores such as Sainsbury's, M&S, Waitrose and Aldi, senior schools, a sports centre and station (Waterloo Line). Four Marks itself has a useful shopping centre with mini food markets, a bakery, takeaways, doctors and vets surgeries, bus services and the Watercress steam railway line. Alresford has Perins Accademy school, a Watercress Festival and agricultural show. The neighbouring villages offer real ale and gastro pubs.

## DIRECTIONS

From Alton take the A31 towards Winchester. Upon entering Four Marks speed limits, turn left into Telegraph Lane and immediately fork right into Blackberry Lane. Then turn seventh right into Yarnhams Close. The road bears all the way round to the left and the property can be found directly in front of you at the end of the cul-de-sac.

## COUNCIL TAX

Band E - East Hampshire District Council.

## SERVICES

Mains water, electricity and drainage.



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

## VIEWING

Strictly by prior appointment with Warren Powell-Richards.





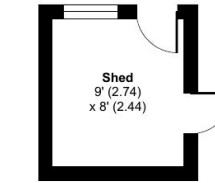
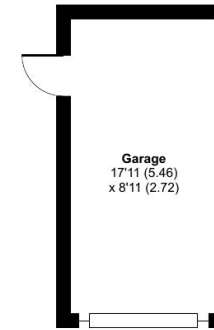
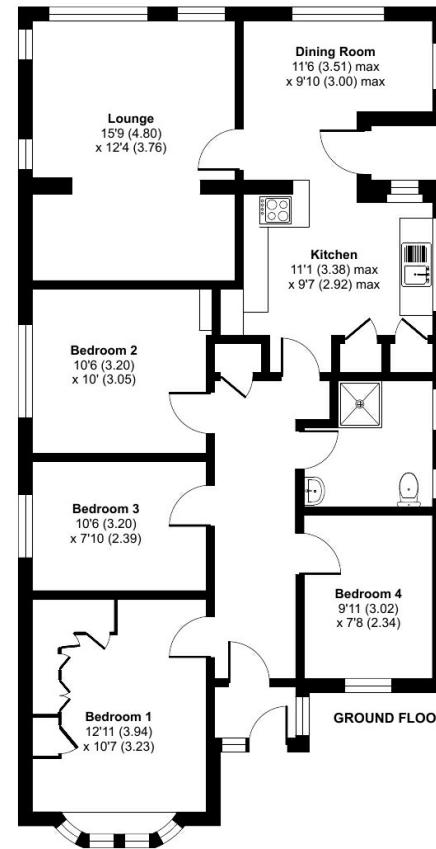
# Yarnhams Close, Four Marks, Alton, GU34

Approximate Area = 1221 sq ft / 113.4 sq m (includes garage)

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1293 sq ft / 120 sq m

For identification only - Not to scale



OUTBUILDING  
(NOT IN ACTUAL LOCATION)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Warren Powell-Richards. REF: 953077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.