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New House

Merlin Road, Four Marks, Alton, Hampshire GU34 5DE

Price £675,000



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Price £675,000 Freehold

- Village shops within ¼ mile
- Alton town within 4.5 miles
- Alresford & Itchen Valley within 7.7 miles
- Winchester within 13 miles

A stunning and individual brand new detached house boasting in excess of 2000 square feet situated in a popular residential position close to the village centre and set in a wonderful and larger than average plot enjoying a south westerly orientation.

- Reception hall, cloakroom & utility room
- Spectacular family kitchen with bank of bi-folds
- 4 double bedrooms with 3 en-suites
- Family bathroom
- Excellent rear south westerly garden
- Ample courtyard /front parking
- Ground floor underfloor heating
- Electric car charger

DESCRIPTION

A brand new individually designed family home finished to a high specification and affording a large enclosed garden which enjoys a south westerly orientation. The enclosed front garden is approached by twin gates leading to a graveled parking area of some significance. The spacious accommodation is arranged over 3 floors offering 4 double bedrooms, 4 bathrooms and a spectacular high-end kitchen, family room with a full width bank of bi-fold doors opening to a raised formal terrace. The beautifully arranged accommodation exceeds 2000 square feet.



LOCATION

Positioned on a favoured residential road and away from busy roads within the heart of Four Marks village. Four Marks offers a golf course, primary school, local shops including a bakers, wine merchants, Co-op and Tesco Express, garage, M&S outlet, village fish and chips, village hall, bus services, churches, recreational facilities, doctors and vet surgeries with the cherished Watercress Steam Railway line. The nearest town is Alton with its historic centre offering major shops such as M&S and Sainsbury's, weekly and specialist market events and bistros and restaurants. Additionally the town has a station, (Waterloo Line), Waitrose, Wickes and Aldi stores, senior schools, Alton School, HSDC Alton College and a sports centre. Alresford to the south west is recognised for its picturesque Broad Street, walks beside chalk streams and Perins Academy School.

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering the speed limits in Four Marks turn immediately first left into Telegraph Lane. Then turn first right into Blackberry Lane. Continue for a way turning right into Merlin Road whereupon the property can be found on the left hand side.

COUNCIL TAX

Band G - East Hampshire District Council

SERVICES

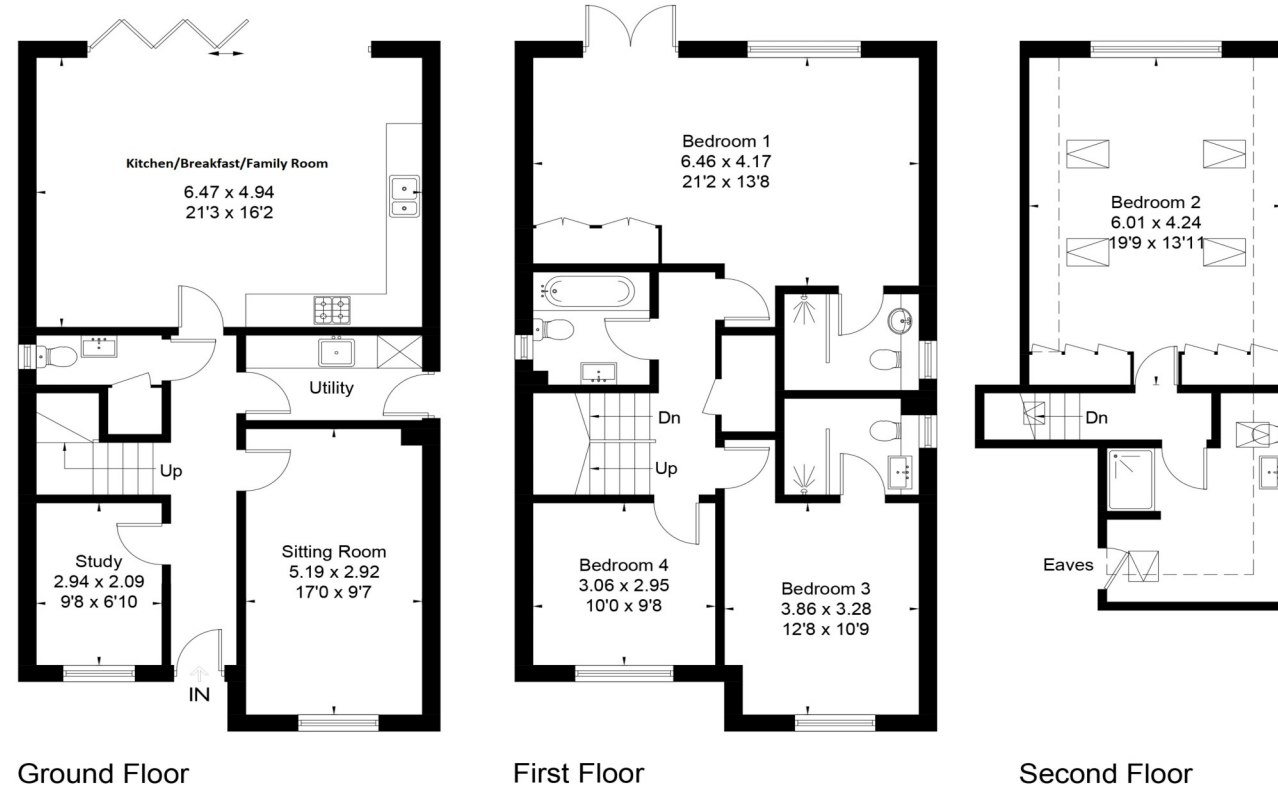
All mains services



Approximate Area = 187.5 sq m / 2018 sq ft
Including Limited Use Area (8.8 sq m / 94 sq ft)



[---] = Reduced head height below 1.5m



Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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EPC to follow

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