

# 1 Thorn Court

Four Marks, Alton, Hampshire GU34 5BY

Offers in excess of £650,000

wpr



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Four Marks, Alton, Hampshire, GU34 5BY

Offers in excess of £650,000 Freehold

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

A substantial and individual detached house with in excess of 2000 square feet situated in a popular residential position close to the village centre. The property is set in a wonderful and private large plot with a detached double garage and driveway.

- Reception hall
- Kitchen/dining room & utility room
- 5 bedrooms & study
- Bathrooms to the ground and first floor
- Living room with gas fire
- Large conservatory
- Stunning gardens with shrubs, trees and 2 sheds
- Detached double garage with light & power
- Paved driveway parking for several vehicles



## LOCATION

Positioned on a favoured residential road and tucked 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 Briar Lane which becomes Thorn Lane. Thorn Court is on the right hand side.

## COUNCIL TAX

Band F - East Hampshire District Council

## SERVICES

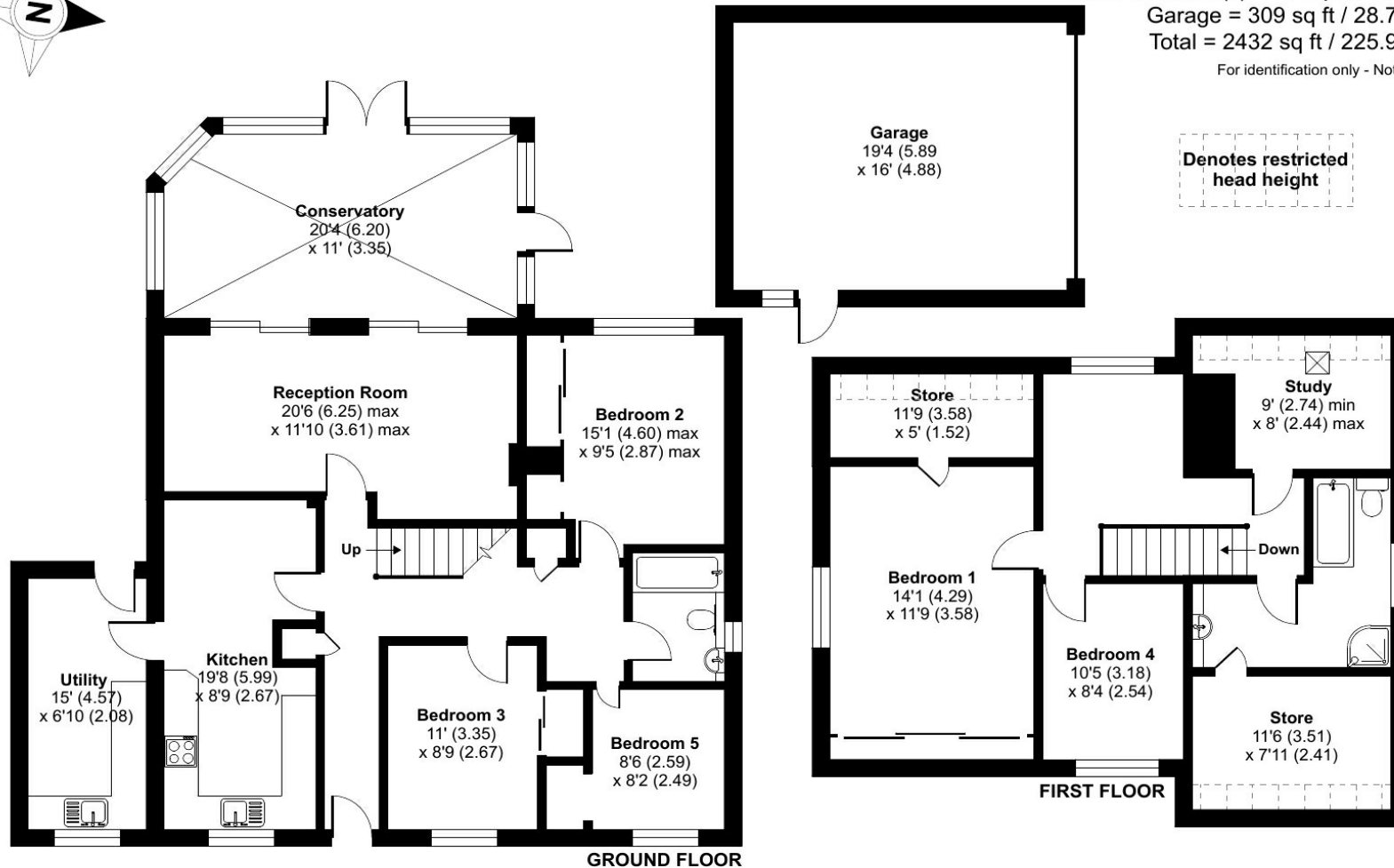
All mains services



# Thorn Court, Four Marks, Alton, GU34

Approximate Area = 2072 sq ft / 192.5 sq m  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Garage = 309 sq ft / 28.7 sq m  
 Total = 2432 sq ft / 225.9 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). © nchecon 2023. Produced for Warren Powell-Richards. REF: 1040157

Energy Efficiency Rating								
	Potential							
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Not energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

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

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