

69b Winchester Road

Four Marks, Alton Hampshire, GU34 5HR

Price £695,000

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69b Winchester Road,  
Four Marks, Alton, Hampshire, GU34 5HR

Price £695,000 Freehold

- Adjacent village shopping centre
- Regular bus service nearby
- Alton High Street within 4.2 miles
- Easy access Alresford, Farnham & Winchester

Set away from the main road on a private driveway, a beautifully proportioned 2004 built detached house presenting 4 double bedroom accommodation with 3 en-suites and a colourful south easterly facing rear garden

- Twin aspect drawing room
- Bay fronted snug/dining room
- Family kitchen/diner/conservatory
- Utility, cloaks & large hall
- 4 double bedrooms
- 2 en-suite shower rooms
- 4 piece bathroom/3rd en-suite
- Integral garage & drive/parking
- Landscaped gardens & timber cabin



## DESCRIPTION

Magnificently planned for easy family living coupled with entertaining and versatile work from home use, the house also enjoys a good degree of privacy being one of just 5 built in a private driveway by Westbury Homes. This property is the middle of 3 similar houses at the end of the drive which has 2 different styled detached homes on the frontage.

The drawing room and conservatory area of the family kitchen have French doors opening directly to the lovely rear garden, also with the 2 main bedroom suites enjoying the same south easterly aspect. Oak effect laminated floors are laid to the reception areas with the drawing room also featuring a limestone style fireplace fitted with a coal effect gas fire. The family kitchen is fitted with extensive units complemented with ironmongery handles, task and down lighting, a Rangemaster gas and electric cooker with matching hood and a concealed Hotpoint fridge/freezer, kick space heater and plumbing for a dishwasher.

The charming gardens have lawns, a profusion of colourful plants and shrubs, a cobbled sun terrace, 2 barrel water features, outside lighting, timber shed, paths both sides and a triple aspect corner cabin with light, power and internet. The garden backs onto a path with the gardens of bungalows beyond.

Additional important attributes include uPVC double glazing with trickle vents, a generous supply of built-in cupboards to the reception hall and all 4 bedrooms, smooth finish ceilings mostly coved, white panelled internal doors with moulded architraves and skirtings, white sanitary ware with pumped showers, uPVC roofline products and a gas heating system with radiators, majority TRVs and a Ideal Classic boiler. On the splendid galleried landing is an airing cupboard housing a Megaflo hot water system, and a hatch with fitted ladder and light to the large boarded loft.





## LOCATION

Intriguingly tucked away from Winchester Road, the property lies adjacent to the village centre with a range of shops including an M&S garage outlet, mini Co-op, Tesco Express, bakers, specialist wine merchants and eateries within 250 yards. This thriving Hampshire village also provides a primary school, churches, doctors and vets surgeries, buses plying the A31, a golf course, village hall with associated activities, a garden centre, allotments, a recreational complex and the Mid Hants steam railway. Neighbouring Medstead village includes Lymington Barns, a useful mini-retail square with family businesses. The surrounding countryside has footpaths, byways and bridleways with a selection of village inns. Alton's High Street, within 4.2 miles drive, affords major shops, stores such as Waitrose, Sainsbury's, Aldi, Lidl and M&S, weekly and specialist open air market events and restaurants. The town also has Amery Hill and Eggars senior schools, HSDC Alton College, a station (Waterloo line), fitness clubs and a sports centre. To the south west, Alresford lists broad Georgian streets, walks beside the River Arle, annual agricultural shows and watercross festivals, and Perins Senior Academy school among its attributes.



## DIRECTIONS

From Alton, take the A31 towards Winchester and enter Four Marks. After the village shopping parades on the left and filling station, turn 1st left after the Gospel Hall into the private drive where the house is the middle of 3 to the rear.

## SERVICES

All mains services.

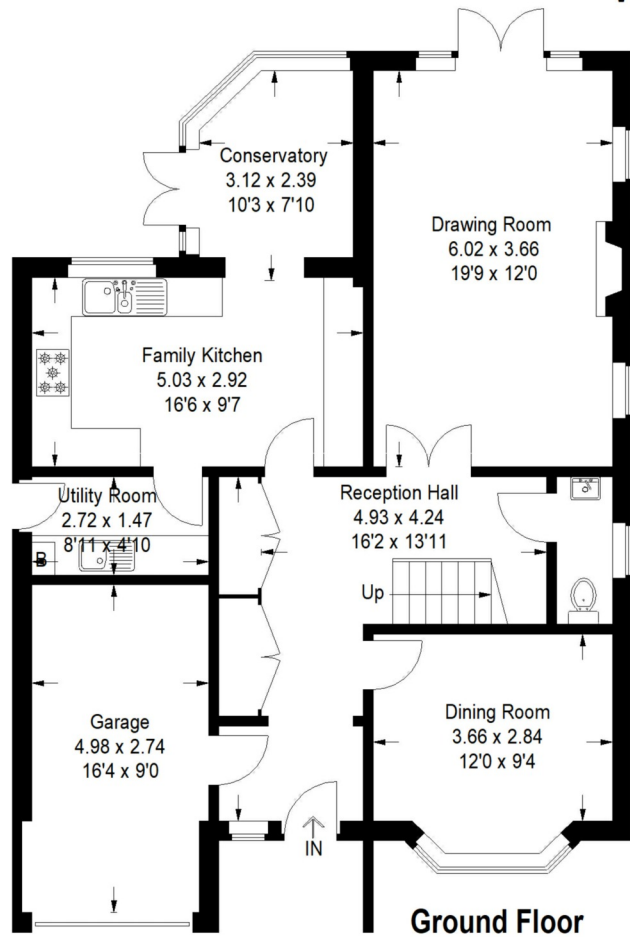
## COUNCIL TAX

Band F - East Hampshire District Council.

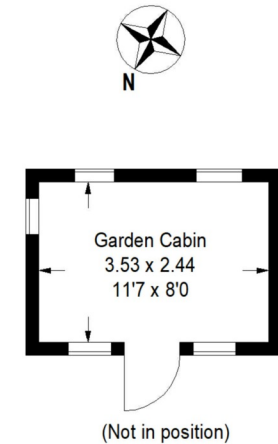
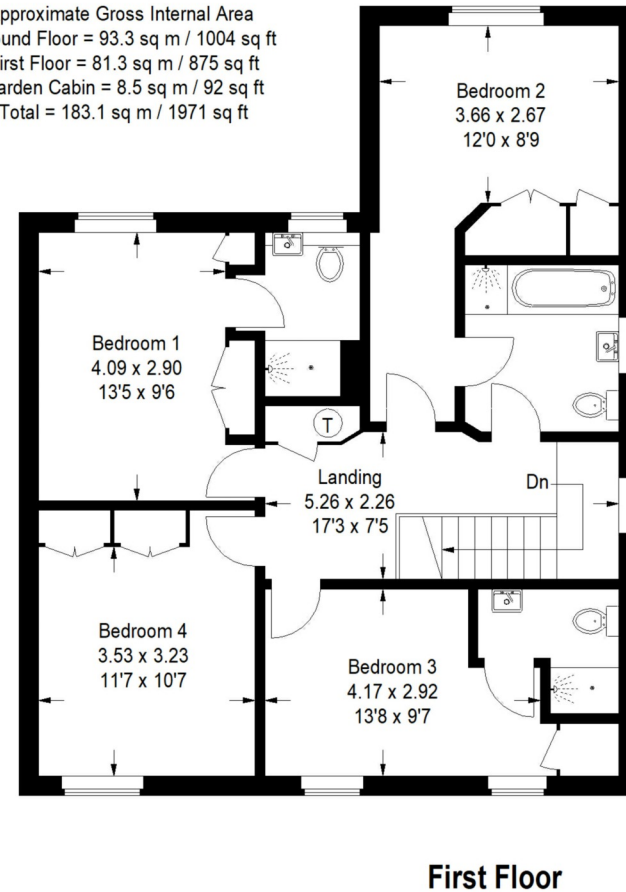




# Winchester Road, Four Marks



Approximate Gross Internal Area  
 Ground Floor = 93.3 sq m / 1004 sq ft  
 First Floor = 81.3 sq m / 875 sq ft  
 Garden Cabin = 8.5 sq m / 92 sq ft  
 Total = 183.1 sq m / 1971 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	82
	70

EU Directive 2002/91/EC

England & Wales

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