



Alton, Hampshire

£785,000

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A well-presented four bedroom detached home located along one of the premier lanes in Four Marks and positioned on a plot in the region of 0.4 of an acre. The property has been extended and provides over 2000sqft of accommodation including three reception rooms, a modern kitchen, en suite to the master bedroom and a double garage and hobby room to the rear. In addition there is ample driveway parking to the front.

Enter into the spacious entrance hall which has solid wood flooring, doors to the various rooms and stairs to the first floor. Positioned to the right of the hall is the impressive 22' sitting room which is dual aspect with a front aspect window and rear aspect double doors providing access onto the garden, in addition there is a wood burning stove and double width opening through to the family room. The family room also has rear aspect double doors onto the garden and a front aspect door back through to the entrance hall. Positioned to the left of the hall is the kitchen which features a full range of wall and base units with granite surfaces over, a one and a half bowl sink and drainer unit, mixer tap, integrated dishwasher, space for a fridge/freezer, range cooker with extractor over, tiled floor and dual aspect windows to the front and side. Off the kitchen to the rear is the dining room which is dual aspect with views over the south facing garden, to the side there are double doors onto the garden, velux windows and a continuation of the tiled floor. Completing the ground floor accommodation is the cloakroom which has a WC, wash hand basin and an automatic light operated when opening the door, in addition to the rear of the garage there is a hobby room with storage and an additional cloakroom with a WC and a wash hand basin.

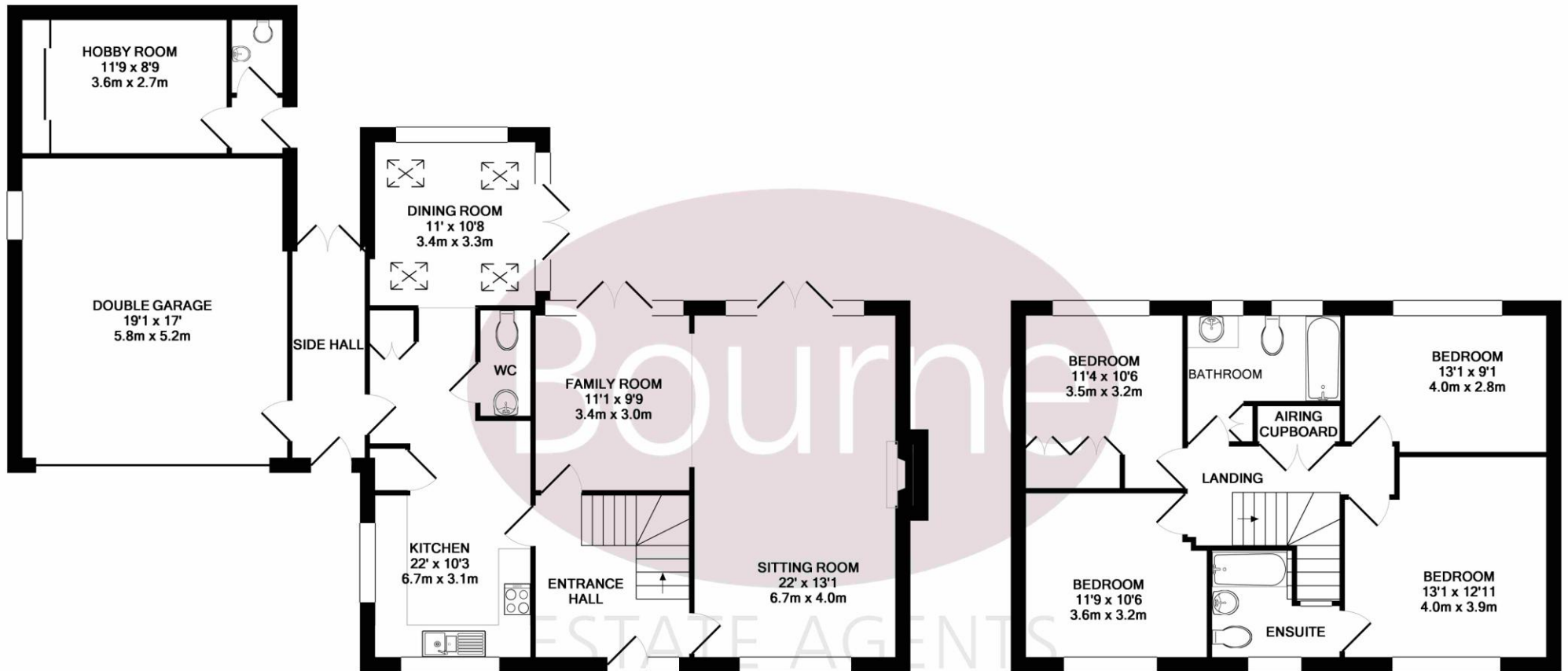
Upstairs there are four bedrooms, the master bedroom features an en suite. The en suite has an enclosed bath unit, WC, wash hand basin, part tiled walls and a front aspect obscure window. The three remaining bedrooms are all well-proportioned. The family bathroom is positioned centrally off the landing and has an enclosed bath unit, WC, wash hand basin, vanity unit, two rear aspect obscure windows and part tiled walls. Off the landing there is access to the loft and access to a double width airing cupboard.

To the left hand side of the property there is a double garage with an electric roller door, side aspect window and this can be accessed via a side hall adjoining the house and garage. The rear landscaped garden has a large area of patio immediately off the property with a large flat level lawn beyond. The front garden also provides an area of lawn with an area of driveway parking for multiple vehicles.

- Four Bedroom Detached Home
- 22' Sitting Room
- Modern Kitchen
- Dining Room
- Family Room
- Downstairs Cloakroom
- En Suite Bathroom
- 0.4 Acre Plot
- Double Garage
- Sought After Location



Floor Plan



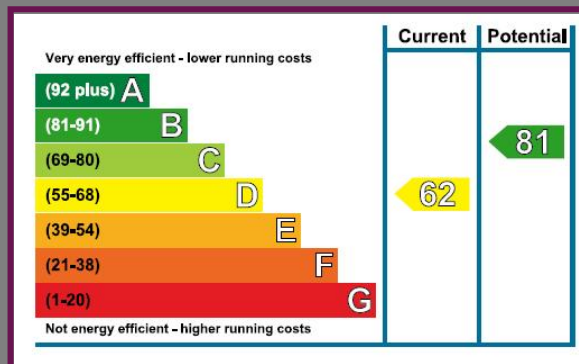
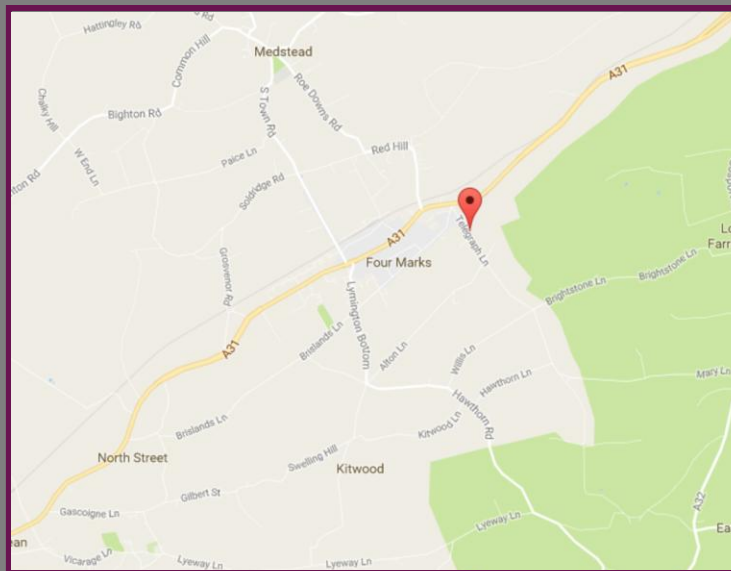
FOR ILLUSTRATIVE PURPOSES ONLY
 TOTAL APPROX. FLOOR AREA 2115 SQ.FT. (196.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

This delightful property can be found on the favoured Telegraph Lane in Four Marks. Within the immediate area are a variety of shops such as Tesco Express, M&S Food hall and filling station and the Co-operative. Also nearby is the A31 which serves both Alton and Winchester and further provides a bus service. Four Marks primary is also within the local vicinity with secondary schools located in both Alton and Alresford.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.