Four Marks, Alton

£795,000

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A substantial five bedroom detached home situated on the sought after Blackberry Lane in Four Marks. The property provides circa 2800sqft of accommodation including three reception rooms, a conservatory, study, kitchen/breakfast room and a utility room. Upstairs there are five well-proportioned bedrooms, a family bathroom, en suite and a galleried landing. The property sits in mature landscaped grounds of approximately a 1/3 of an acre and in addition has a double detached garage with a store over.

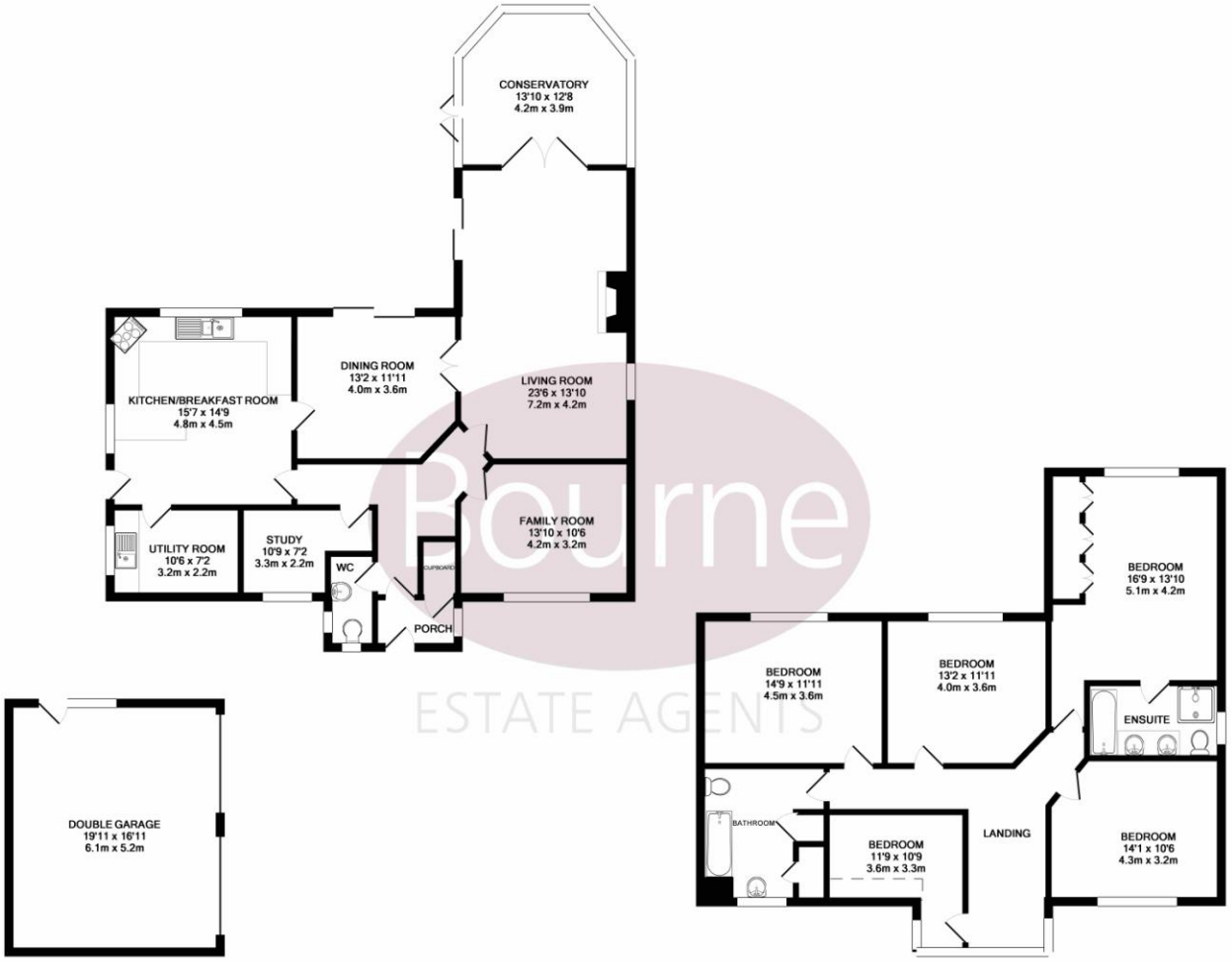
Enter the property into the lobby which has an under stairs storage cupboard, then through to the entrance hall where there are stairs to the first floor and doors to the various rooms. Positioned to the left of the hall is the cloakroom which has a WC, wash hand basin and a side aspect obscure window. Positioned to right of the hall is the front aspect family room and positioned to the rear is the sitting room which is triple aspect with doors to the side and rear providing access through to the conservatory and garden and a side aspect port window, fireplace with a wood burning stove and double doors positioned to the left through to the dining room. The dining room has rear aspect sliding doors onto the patio and a side door through to the kitchen/breakfast room. The kitchen features a full range of wall and base units with surfaces over, a breakfast bar, built in double Neff oven, a five ring Neff induction hob over, extractor, part tiled walls, space and plumbing for a dishwasher, space for an under counter fridge, a two bowl sink and drainer unit, dual aspect windows and a side aspect door. Off the kitchen is the utility room which has a further sink and drainer unit, space for further appliances and a side aspect window. Completing the ground floor accommodation is the study which is front aspect and the conservatory which is quarter brick built, provides panoramic views over the garden, has under floor heating and double side aspect doors onto the patio section of the garden.

Upstairs there are five bedrooms. The master bedroom is positioned to the rear of the landing and has built in wardrobes and an en suite. The en suite has an enclosed bath unit, WC, shower cubicle, dual wash hand basins and a side aspect obscure window. Three of the remaining four bedrooms are double in size and the fifth bedroom is a well-proportioned single bedroom. The family bathroom has an enclosed bath unit with a shower over, WC, wash hand basin, airing cupboard, additional storage cupboard and a front aspect obscure window. Off the landing there is access to a well-proportioned loft.

To the rear there is a mature landscaped garden which has been nurtured throughout the years to provide a fantastic space for enjoyment and entertaining. Immediately off the property there is an expanse of patio leading through to a maze of paths which provide access through and around the garden. The garden is well-stocked with a variety of shrubs, bushes, flowers, hedgerow and trees. In addition there is a pond, two sheds, one of which is to the side of the property and the other to the rear, multiple water butts, side access on both sides of the property and to the front a further established area providing privacy from the lane and also providing ample driveway parking and a wood store which is to the side and rear of the garage. The detached double garage has two single up and over doors, a side aspect door and window and internally stairs leading up to a store area over the garage.

- Five Bedroom Detached Home
- 23' Living Room
- Dining Room
- Family Room
- Study
- Kitchen/Breakfast Room
- En Suite to the Master Bedroom
- Double Detached Garage
- Mature Landscaped Garden
- Ample Driveway Parking

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 1651 SQ.FT.
(153.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1148 SQ.FT.
(106.6 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 2798 SQ.FT. (260.0 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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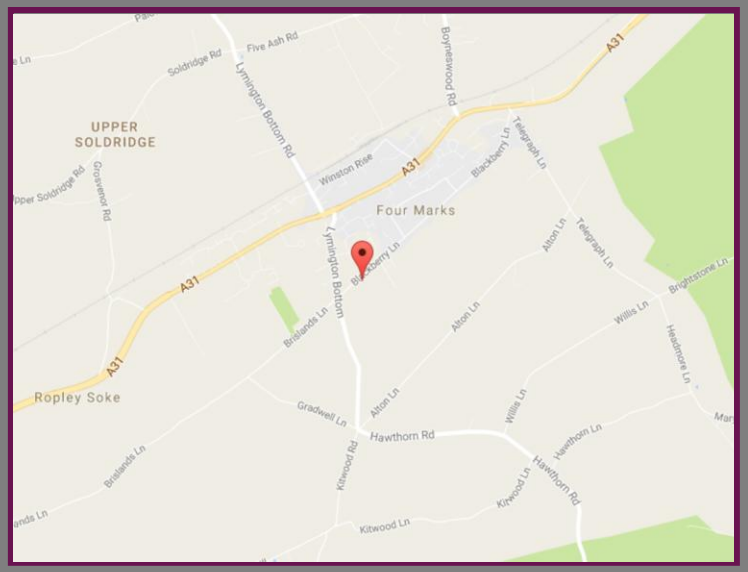
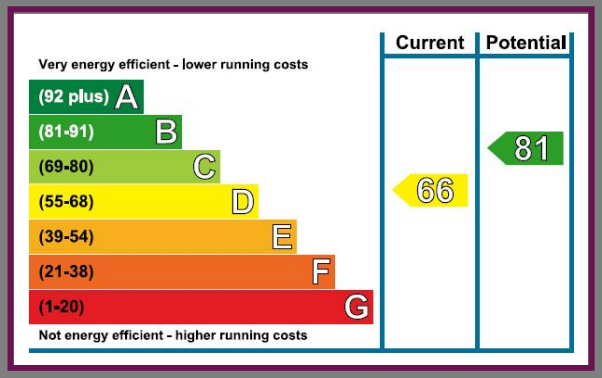
Location

This delightful property can be found on Blackberry Lane, a sought after location in Four Marks. Within a convenient walk you will find a parade of shops including M&S Food hall and filling station, Tesco Express and the Co-operative. Four Marks primary is also within walking distance. The nearby A31 serves both Alton and Winchester.





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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.

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Alton Office: 72a High Street, Alton, Hampshire, GU34 1ET

Sales: 01420 541 454 | **Lettings:** 01420 541 454 | **Web:** www.**Bourne**estateagents.com

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