



Alton, Hampshire

£799,950

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A well-presented four bedroom detached home situated on the favoured Telegraph Lane in Four Marks. The property offers over 2500sqft including a double detached garage, workshop and store. The ground floor has two reception rooms, a study, a fantastic 23' kitchen/dining room, utility room and upstairs there are four well-proportioned bedrooms including a bright and airy master suite with a rear aspect balcony and en suite shower room. Positioned centrally on the plot, the property enjoys both front and rear gardens, a double detached garage with adjoining workshop and store over.

Enter the property into the spacious entrance hall which has engineered wood flooring, stairs to the first floor and doors to the various rooms. Positioned to the front of the hall is the 19' sitting room which is dual aspect with a front aspect bay and side aspect window, additionally there is a log burning stove. Positioned to the side and rear of the hall are the family room with a rear aspect window and the study which has a side aspect window. Positioned to the left of the hall is the impressive open plan kitchen/dining room which provides a full range of wall and base units with surfaces over, central island, tiled floor with under floor heating, integrated fridge, freezer and dishwasher, range cooker with an extractor over, one and a half bowl sink and drainer unit, front aspect window and rear aspect doors onto the terrace with garden beyond. Completing the ground floor accommodation is the utility room which has a further range of wall and base units with a surface over, space for further appliances, a sink and drainer unit, a side aspect door onto the garden and access to the cloakroom which has a WC, wash hand basin, a wall mounted boiler and a rear aspect window.

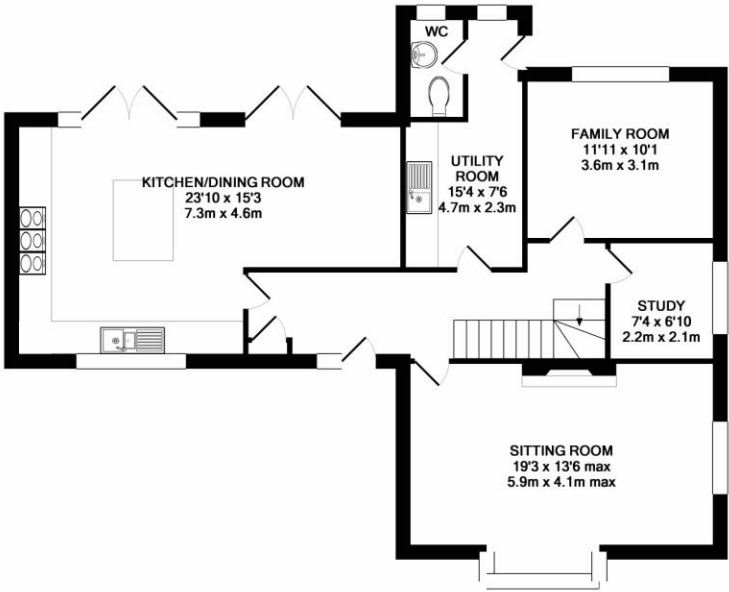
Upstairs there are four bedrooms, the master bedroom is positioned to the left of the landing and is dual aspect with two front aspect windows and double doors opening onto a balcony. Additionally there are double built in wardrobes and an en suite, the en suite has a WC, wash hand basin, shower cubicle, under floor heating and a rear aspect window. The second bedroom which is positioned to the front has a front aspect window and an en suite shower room with shower cubicle, WC, wash hand basin and a Velux window. The two remaining bedrooms are positioned to the rear and are equal in size, both of which have built in wardrobes. Off the landing there is an airing cupboard and access to the loft and completing the upstairs is the family bathroom which has an enclosed bath unit, WC, wash hand basin and a Velux window.

To the rear there is a landscaped garden with an area of decking and patio immediately off the property with an area of lawn beyond. The garden is well-stocked with shrubs, bushes and plants. Within the rear garden there is a shed, double detached garage with two single up and over doors, access internally from the garage through to the workshop and a store over. The workshop has double sliding doors, side and rear aspect windows, power and light. To the front there is a further area of lawn with another area offering ample driveway parking, the front is enclosed by hedgerow providing privacy from the road.

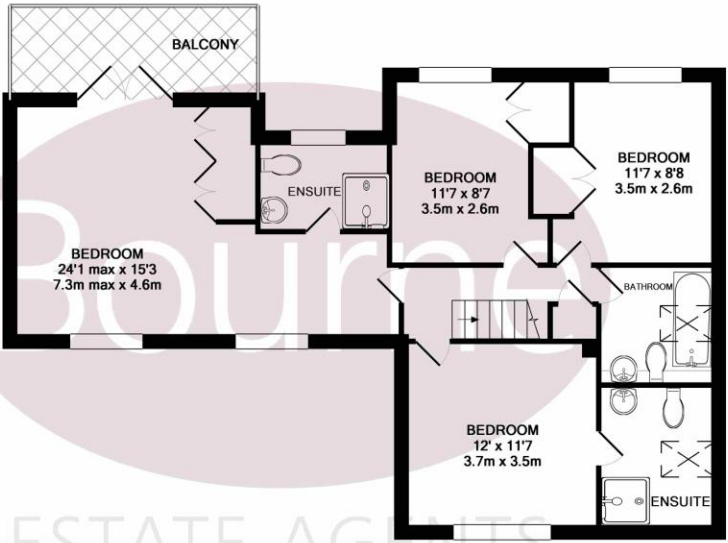
- Four Bedroom Detached
- 19' Sitting Room
- Family Room
- Study
- 23' Kitchen/Dining Room
- Utility Room/Cloakroom
- 15' Master Bedroom with Balcony
- Two En Suite Shower Rooms
- Double Garage & Workshop
- Approximate 0.25acre Plot



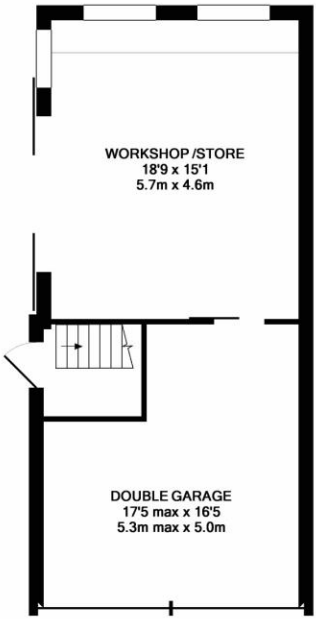
Floor Plan



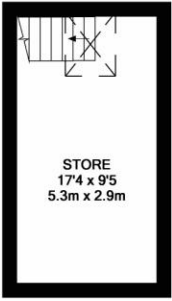
GROUND FLOOR
APPROX. FLOOR
AREA 949 SQ.FT.
(88.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 866 SQ.FT.
(80.5 SQ.M.)



GARAGE/OUTBUILDINGS
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)



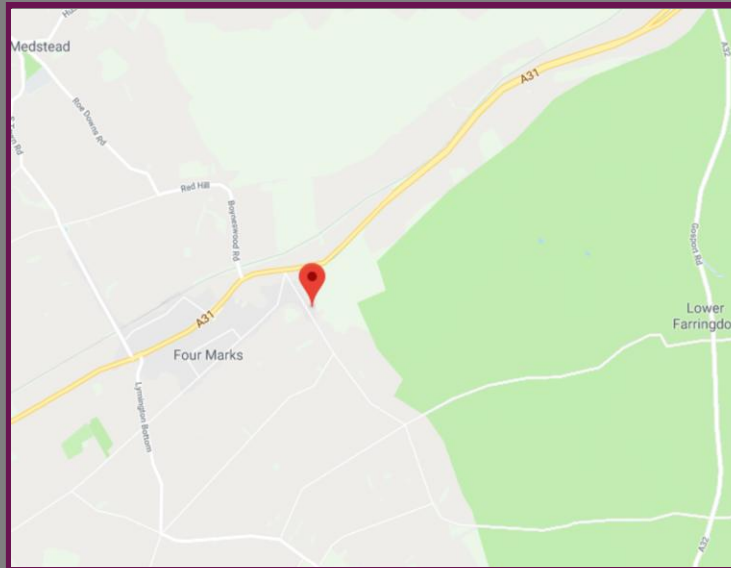
GARAGE 1ST FLOOR STORE
APPROX. FLOOR
AREA 160 SQ.FT.
(14.9 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 2560 SQ.FT. (237.8 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.