

# Hellards



*At home in Four Marks*



# Six Acres, Alton Lane

FOUR MARKS, ALTON, HAMPSHIRE, GU34 5AL

Guide Price £1,500,000

- Ideal Equestrian Property for a Family
- Beautiful, Secluded Five Acre Plot
- Impressive House of 3,400 Square Feet
- Generous Room Sizes
- Six Bedrooms and Three Bathrooms

An extremely impressive house with equestrian facilities set on a secluded, southerly-facing plot of just under five acres. The property is located in a private, semi-rural location on the southern edge of the village and adjoins beautiful countryside. The property would be ideal for a family with an equestrian interest as there is enough space and stabling for several horses, all of which is within eyesight of the main house.

The house was re-built in 2005/6, to a stylish design brief, with considerable attention given to the quality of fittings and finishes. The property offers over 3,400 square feet of versatile space, with generous and well-proportioned rooms. On the ground floor there is an opportunity to create an annexe, separate guest accommodation, or home office suite within the house.

The front door opens to a long entrance hall, with stairs to the first floor and an understairs cupboard. To the right is the kitchen/breakfast room, with views of the front garden. There is slate flooring with underfloor heating, a Rangemaster gas cooker, and a range of quality kitchen units with granite worktops. The slate flooring continues into the utility room, which has storage units, worktops, spaces for appliances and a wall-mounted gas boiler. There is a cloakroom and stable door to outside. Double doors from the hall open to the stunning timber-framed sitting room, which features a dramatic vaulted ceiling, large open fire, and windows designed to allow in plenty of light. The dining room is equally as







impressive, with dark wooden flooring and a substantial brick fireplace with a wood-burning stove. At the other end of the hall is a large family room, with French doors onto the garden. There is a double bedroom with its own en-suite shower room and kitchenette which, if coupled with the family room, could offer independent annexe living on the ground floor.

Upstairs, there are five double bedrooms, each having built-in wardrobes. The master bedroom has windows at both ends and French doors opening to a Juliette balcony. It has extensive built-in wardrobes and a modern en-suite shower room. There is an additional family bathroom, with a modern white suite.

Outside, the property is approached from Alton Lane via a five-bar gate and a sweeping gravel driveway, which leads to a parking area at the front of the house. There are large lawned front and rear gardens, with a seating terrace adjoin the back of the house. The large outbuilding is of concrete block construction with timber cladding and has garaging for three cars and a four stable block with storage. The stables have direct access to a fenced area and on to the large fenced paddocks to the rear of the property, where there is a sand school and shelter.

Alton Lane is a quiet semi-rural location on the outskirts of the main village of Four Marks. There are beautiful countryside walks nearby, in addition to Garthowen Garden Centre and Tea Rooms, which is just along the road. Four Marks has an active community with a good number of clubs and societies, a village hall, church, shopping facilities, a garage and a primary school. The market town of Alton, has a Waitrose, M&S and Sainsbury food stores, along with other shops and facilities. In addition, Alresford, Petersfield, Farnham, Winchester and Basingstoke are within easy striking distance. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

### SERVICES

Mains gas, electricity and water are connected. Private drainage system.

### LOCAL AUTHORITY INFORMATION

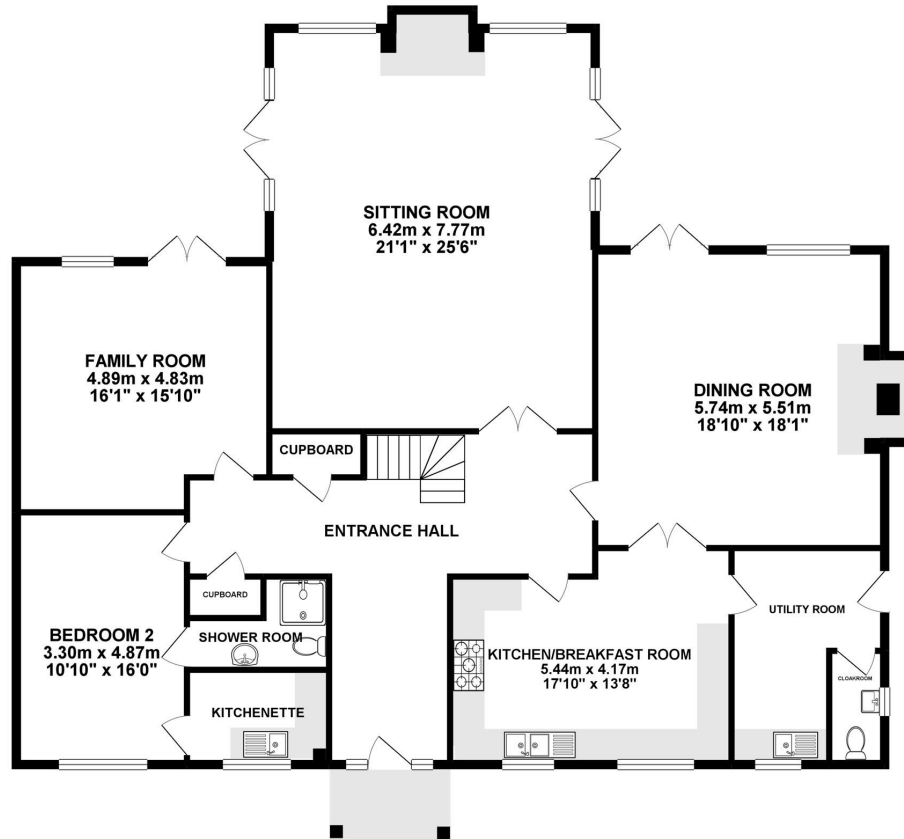
East Hampshire District Council  
Council Tax Band: E (Subject to review)



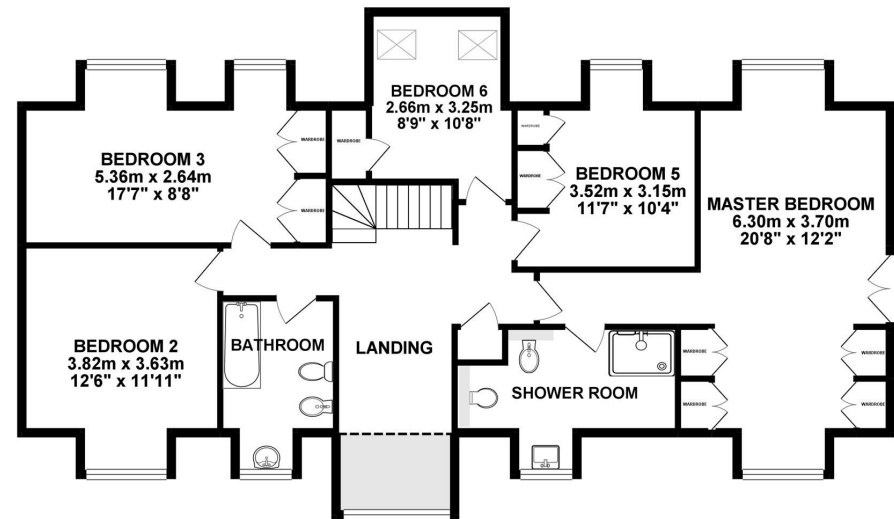




GROUND FLOOR 193.40 sq. m.  
( 2081.78 sq. ft. )



1ST FLOOR 123.49 sq. m.  
( 1329.20 sq. ft. )

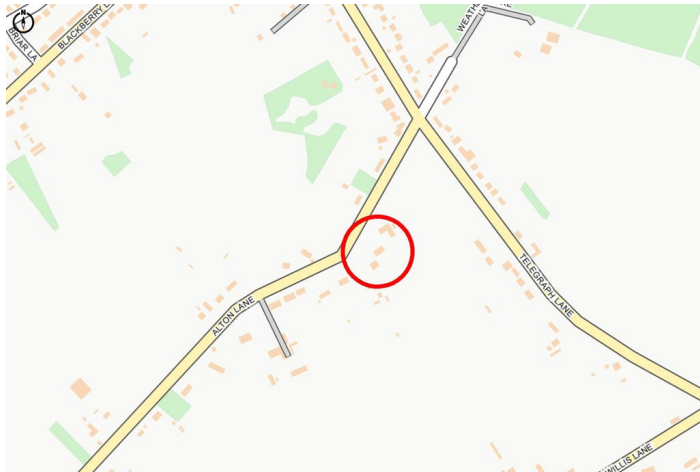
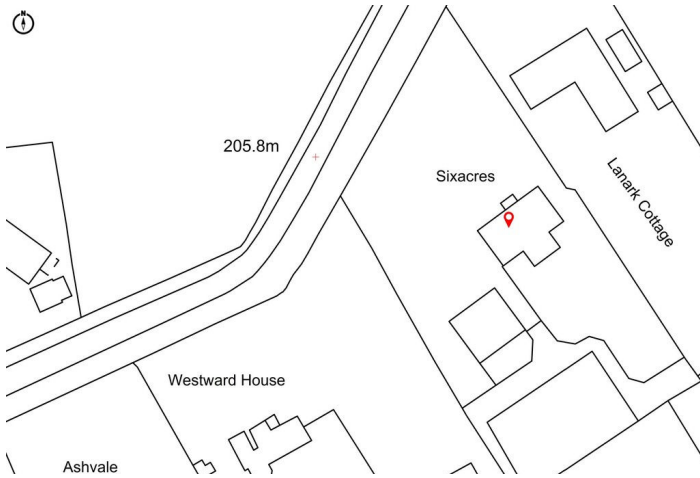


TOTAL FLOOR AREA : 316.89 sq. m. ( 3410.98 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### DIRECTIONS

From the A31 in the centre of Four Marks go into Telegraph Lane and follow for about half a mile. Turn right into Alton Lane where Six Acres will be found after 300 metres on the left hand side, a few houses before Garthowen Garden Centre.

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	74	82
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	73	81
England, Scotland & Wales		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

