


Hellards



At home in Four Marks

Haystacks, Barn Lane

FOUR MARKS, ALTON, HAMPSHIRE, GU34 5JA

Offers In The Region Of £1,450,000

- Unique 5 bedroom detached house
- Just over 2 acre plot
- Recently built equestrian facilities
- Ample driveway parking
- Stunning rural views
- Timber framed double garage
- Versatile living accommodation

A unique Dutch Barn style 5 bedroom home offering outstanding rural views and situated on a generous plot of just over 2 acres, including stables and paddocks.

This versatile property has a huge amount to offer and, although only a short distance from local amenities, there is a sense of tranquillity and is perfect for those looking for a spacious family home.

The property is accessed via a 5 bar wooden gate that brings you into the large driveway with plenty of space to park multiple cars. To the left is the recently constructed stable block and timber framed garage. To the right you'll see the start of the garden, including a large garden shed (approx. 5m x 2.50m). The garden extends around the house to the enclosed rear garden and patio area, perfect for al fresco dining and enjoying the surrounding countryside. From the rear garden is a gate leading onto the paddocks beyond, with further stable block and hay barn. From here the views are simply stunning, with a line of sight all the way to St Catherine's Hill and Winchester in the distance.





The ground floor is accessed via a convenient storm porch which leads into the spacious and welcoming entrance hall. From here you'll find the dining room, snug and living room to your left, with the living room also giving access to the rear garden. To the right of the entrance hall there are stairs leading up to the first floor accommodation, office, further smaller study, family bathroom, WC and utility room that leads through to the recently fitted triple aspect kitchen/breakfast room.

The first floor accommodation is equally versatile and consists of 5 bedrooms, 4 of which are doubles with 2 of the bedrooms benefiting from en-suite bathrooms. There is also a further single bedroom that works perfectly for younger children and/or as a nursery. Bedroom 3 is currently used as a laundry room but could easily be converted back to a bedroom.

Four Marks has good local services including a parade of shops including bakers, butchers, cafe, hairdressers as well as small supermarkets including Tesco's, Co-op and M&S food outlets. There are regular bus services into Alton and Alresford both of which offer further facilities including sixth form college and secondary schooling. There is also an excellent primary school in Four Marks itself.

SERVICES

Mains water. Gas central heating. Private drainage system.

LOCAL AUTHORITY INFORMATION

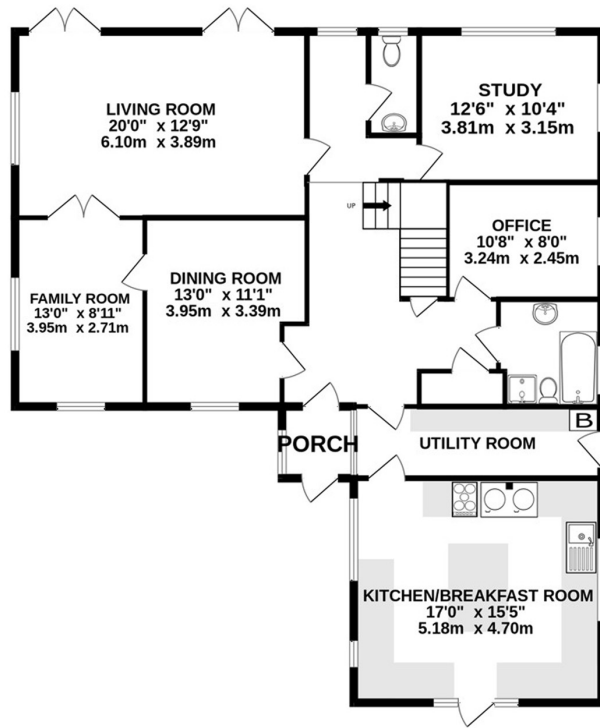
East Hampshire County Council

Council Tax Band: G

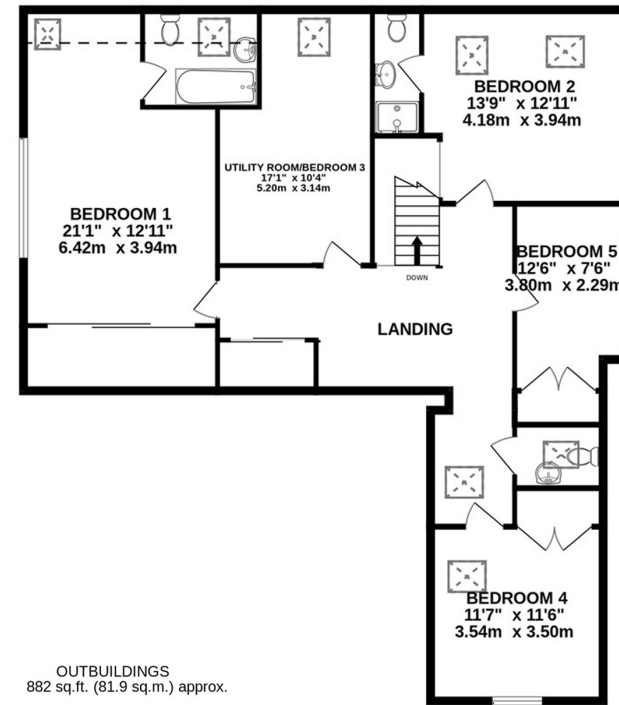




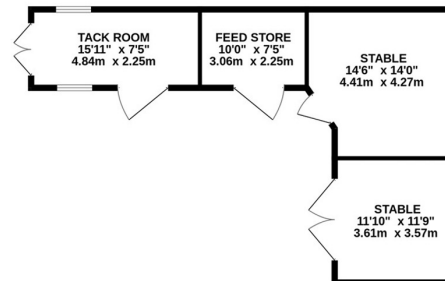
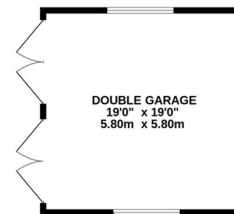
GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



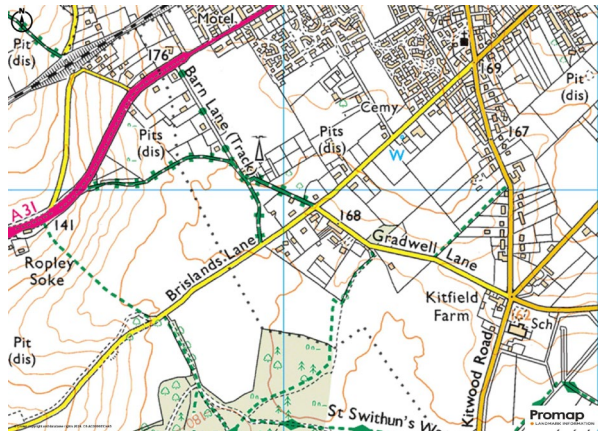
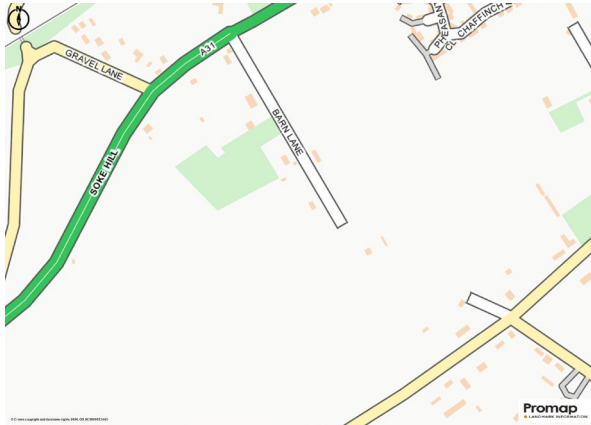
OUTBUILDINGS
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 3364 sq.ft. (312.5 sq.m.) 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

Coming from Alresford travel north along the A31. As you pass the 'Welcome to Four Marks' sign turn right at the very end of the dual carriageway and onto Barn Lane. Haystacks will be found a few hundred meters down Barn Lane on your right hand side.

What3words:///aced.revise.lawns

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

