



*At home in Kitfield*



# Kitfield Farm, Kitwood Road

FOUR MARKS, HAMPSHIRE, GU34 5AS

## Offers in excess of £1,000,000

- Attractive Brick and Flint Farmhouse
- Spacious Family Home with Character Features
- Five Bedrooms and Three Reception Rooms
- Secluded Southerly-Facing Garden
- Oak Framed Triple Garage with Loft Room
- Generous Driveway Parking

An attractive brick and flint farmhouse set on a secluded, south-facing plot on the edge of Four Marks. This character home was built in 1859, and has been extended to provide plenty of versatile, family accommodation. The attractive lawned garden has views over the neighbouring field, and there is excellent parking as well as a triple oak framed garage, with a loft room above.

The house is approached across the driveway via an enclosed porch and a front door, which opens to a welcoming entrance hall, from where stairs go up to the first floor. The entrance hall is open-plan to the adjoining music room, with a door to the garden. To the right is the spacious sitting room, with a wood-burning stove and French doors to the garden, and to the left is the dining room. The kitchen/breakfast room is the heart of the home, with an oil-fired AGA cooker, and a range of kitchen units, drawers and worktops, and a door to the garden. Off the kitchen is a utility room and cloakroom.

Upstairs, to the left of the landing in the newer part of the house, is the main bedroom, which has views of the garden and built-in wardrobes. There is an adjoining shower room and large airing cupboard, as well as bedroom five. In the original part of the house, there are three further double bedrooms and a bathroom.







From the gravelled driveway, a gate leads through to the delightful rear garden, where there is a vegetable plot and greenhouse, and a large lawn with mature trees and shrub borders. To the far side of the house there is a store and sizeable workshop. As well as there being a large amount of driveway parking, there is an oak framed garage building with a double carport, a garage, and a loft room above, which is accessed by stairs.

Kitwood Road is a quiet 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 located in Alton Lane. 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 electricity and water are connected. Oil-fired boiler and AGA. Private septic tank drainage system.

### **LOCAL AUTHORITY INFORMATION**

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

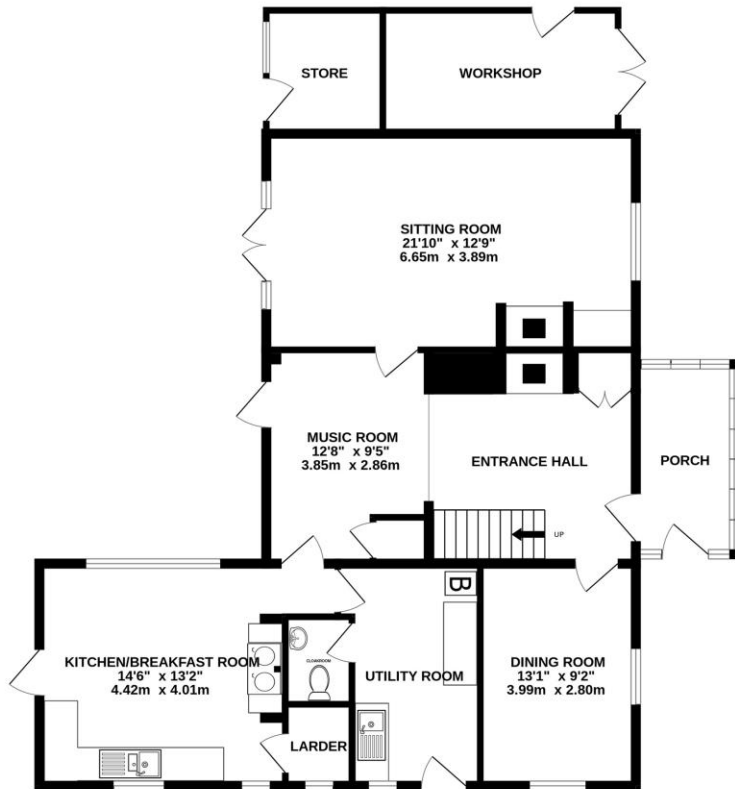




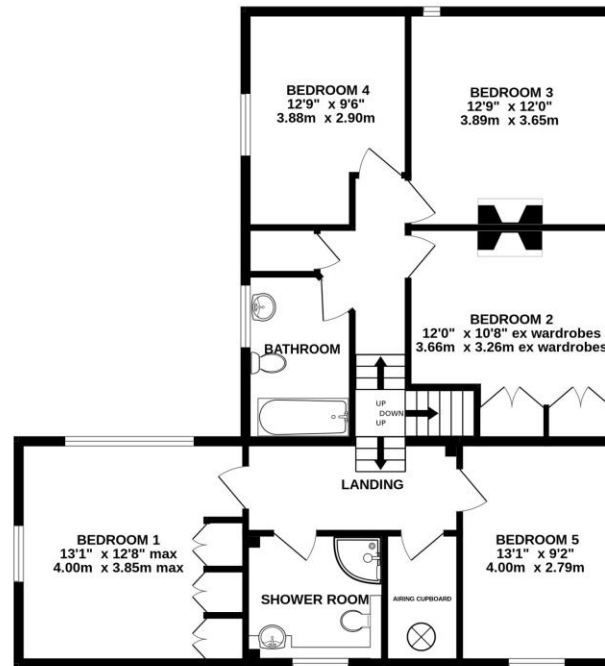




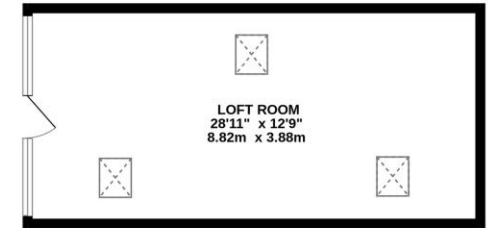
GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



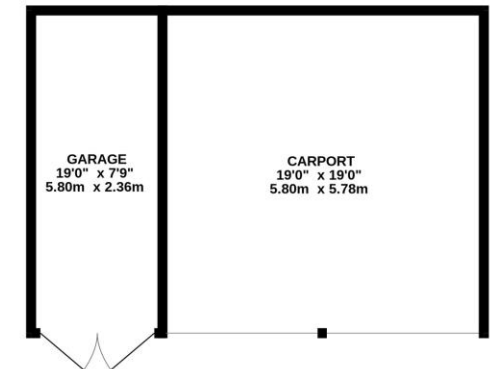
1ST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



LOFT ROOM ABOVE GARAGE  
340 sq.ft. (31.6 sq.m.) approx.



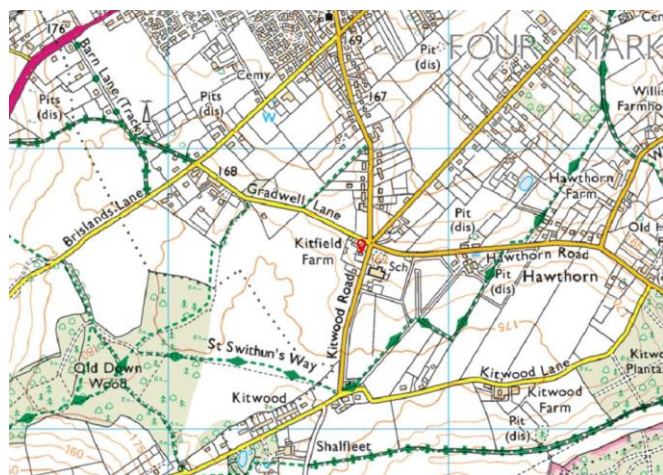
GARAGE  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 3060 sq.ft. (284.2 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DIRECTIONS

From the A31 in the centre of Four Marks, turn onto Lymington Bottom, heading in a southerly direction. At the junction where 5 roads meet, turn slightly right into Kitwood Road, heading towards the school. Kitfield Farm will be found on the right hand side. What3words location ref: pave.vans.imagined

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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.

