



CUNNINGHAM

Willis Lane, Four Marks, Alton, Hampshire GU34 5AP



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Four Marks 1.5 miles | Alton 5.5 miles
London Waterloo from Alton – 1 hour 15 minutes
(Mileages and times approximate)

A spacious 5-bedroom family home benefitting from rural views, an indoor swimming pool and with excellent potential to create a beautiful family home. Subject to an agricultural occupancy condition

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Cunningham is a spacious home on the edge of the village of Four Marks. It is well presented and available for immediate occupation however, also offers an excellent opportunity for a purchaser to put their own stamp onto the house and make it a beautiful family home. The accommodation is extensive, providing 5,553 sqft of floor area, and includes an indoor swimming pool, flexible living space and a self-contained guest suite.

The accommodation comprises an entrance hall, sitting room, kitchen/diner and dining room as well as the swimming pool, conservatory, garage and downstairs WC. The swimming pool and hot-tub are contained within a large, leisure suite which extends to the rear of the property with double doors that open directly onto the patio area and conservatory. The first floor encompasses the guest suite, three further bedrooms including the master which benefits from a large ensuite and dressing area including a jacuzzi-style bath. A further bedroom and ensuite bathroom is located on the second floor which could be used as a private office area or bedroom.

To the front of the property is an extensive parking area along with access to the garage. The garden is made up of a large patio area accessed

directly from the house running into mature gardens and lawn that extend to the boundary of the property. Beyond the garden are beautiful rural views that can be enjoyed from the south facing garden and rooms to the rear of the house.

SITUATION

Cunningham is located on the southern edge of Four Marks, a well serviced Hampshire village providing local shops, a church, doctors surgery, hairdressers, primary school and a variety of sports facilities including tennis courts, playing fields and a golf and bowls club. The village is also home to a variety of eateries, a brewery with several pubs in the locality.

Four Marks is located a few minutes from the South Downs National Park which is renowned for its beautiful landscapes and excellent walking and cycling opportunities. The town of Alton is only a short drive away and provides a wider range of shops, restaurants, leisure facilities along with easy access to London Waterloo in approximately 1 hour 15 minutes.

The historic city of Winchester is approximately 14 miles to the west and the regional hub of Southampton 25 miles to the south west. Southampton airport offers a range of domestic and international flights.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Agricultural Occupancy Condition

Cunningham is subject to an agricultural occupancy condition stating that 'the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1979 or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person'. For further details please contact the selling agent.

Rights of Way

There are no public rights of way crossing the Property.

Services

Mains water, electricity and private drainage. Heating via Air Source Heat Pump and solar panels.

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council.

Postcode

GU34 5AP

Directions

From Winchester, take the A31 to Alresford. Upon reaching the roundabout at the end of the dual carriageway, take the second exit

continuing on this road, and proceed along until reaching Four Marks. After passing through the middle of the village, take the right hand turning onto Telegraph Lane. Continue on this road and take the third right hand turn into Willis Lane. Proceed along the lane and Cunningham will be found on the left-hand side.

what3words

mailboxes.rockets.defeat

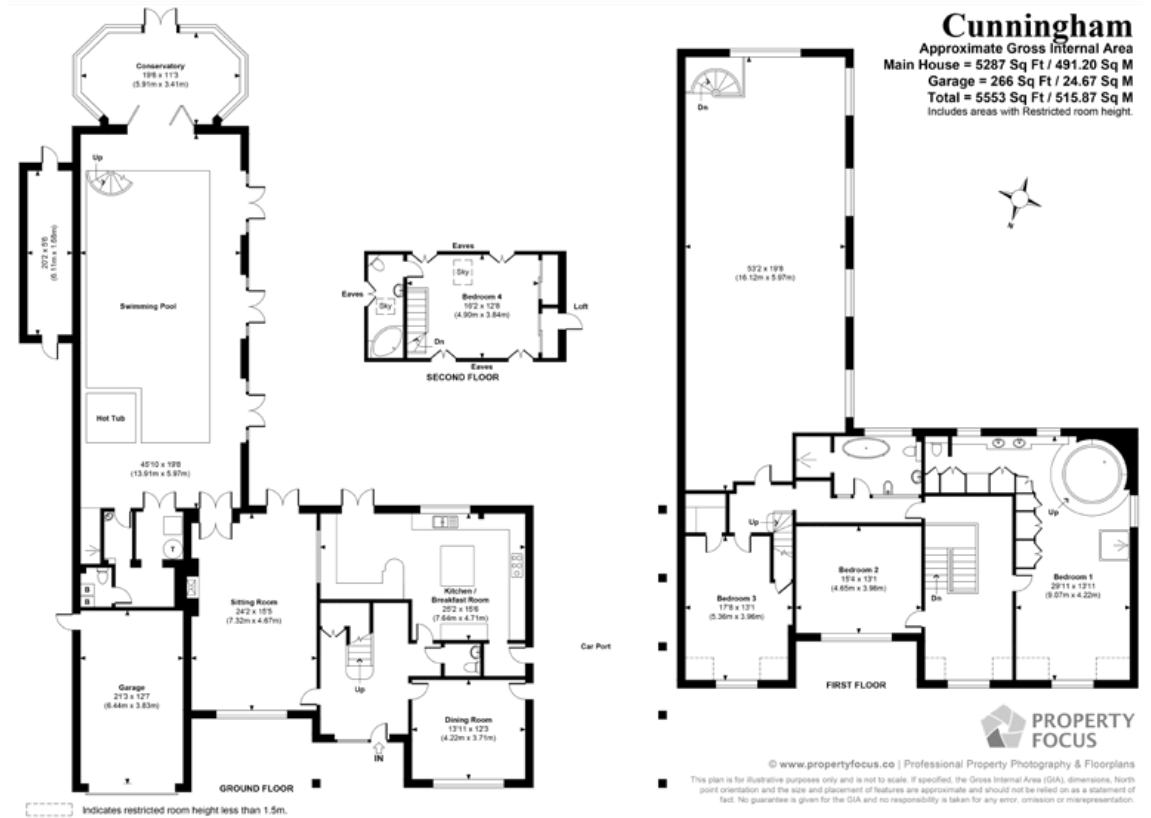
Viewings

By appointment with BCM LLP only.

Selling Agent

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NB These particulars are as at January 2021.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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