

wpr

Prime single building Plot at

33a, Telegraph Lane, Four Marks, Alton, Hampshire GU34 5AX

Price £650,000



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Price £650,000 Freehold

- Four Marks village shops within 0.75 mile
- A31 within 0.4 mile
- Alton town centre & station within 5 miles
- South Downs National Park directly to east

A rare and unique opportunity to purchase a superb 0.94 acre (0.38 hectare) building plot with Full Planning Consent for a 5 bedroom Scandia-Hus house with a detached double garage complex in a woodland glade setting away from roads approached by a long drive

- Planning Permission for:-
- 5 Bedrooms, 3 Bathrooms inc. 2 En-suites
- Drawing Room & large Living Dining Kitchen
- Family Room/Study - Spacious Hall
- Utility/Boot Room & cloakroom
- Double garage, Workshop & stairs to potential home office

DESCRIPTION

Full Planning Permission was granted by East Hampshire District Council under reference 25843/007 dated 14th September 2018 for this new dwelling subject to conditions including the demolition of the existing small detached bungalow and the discharge of the CIL. As our client has started the footings and installed a drainage inspection chamber we gather the planning consent is 'live'. The plot is approached by a 490 feet (150 metre) long drive with no near neighbours. The proposed house measures 2,788 square feet (259 square metres). Additionally the proposed detached double garage block including workshop and bonus area above measures 1,052 square feet (97.8 square metres).



LOCATION

The virtues of this stunning new home will not only be its eco design, but also its energy efficiency also harnessing air-source heat pump technology and the creation of low running costs. Interested parties must satisfy themselves about the availability of services. Number 33a is set well away from Telegraph Lane, one of the most sought after roads in the village, within the margins of Weathermore Copse. There is a network of footpaths and byways together with a golf course and a garden centre in the neighbourhood with the C of E primary school at the end of nearby Alton Lane. The village also has a range of local shops including a bakers, wine merchants, Co-op and Tesco Express, village hall, bus services, churches, recreational facilities, doctors and vets surgeries, and the Watercress steam railway line. Alton's historic town centre offers major shops such as M&S and Sainsbury's, weekly and specialist market events, and bistros and restaurants. Additionally the town has a station (Waterloo line), Waitrose and Aldi stores, senior and Alton Schools, Alton HSDC College and a sports centre. Alresford to the south west is recognised for its picturesque Broad Street, walks beside chalk streams, and Perins Academy School.

DIRECTIONS & VIEWING

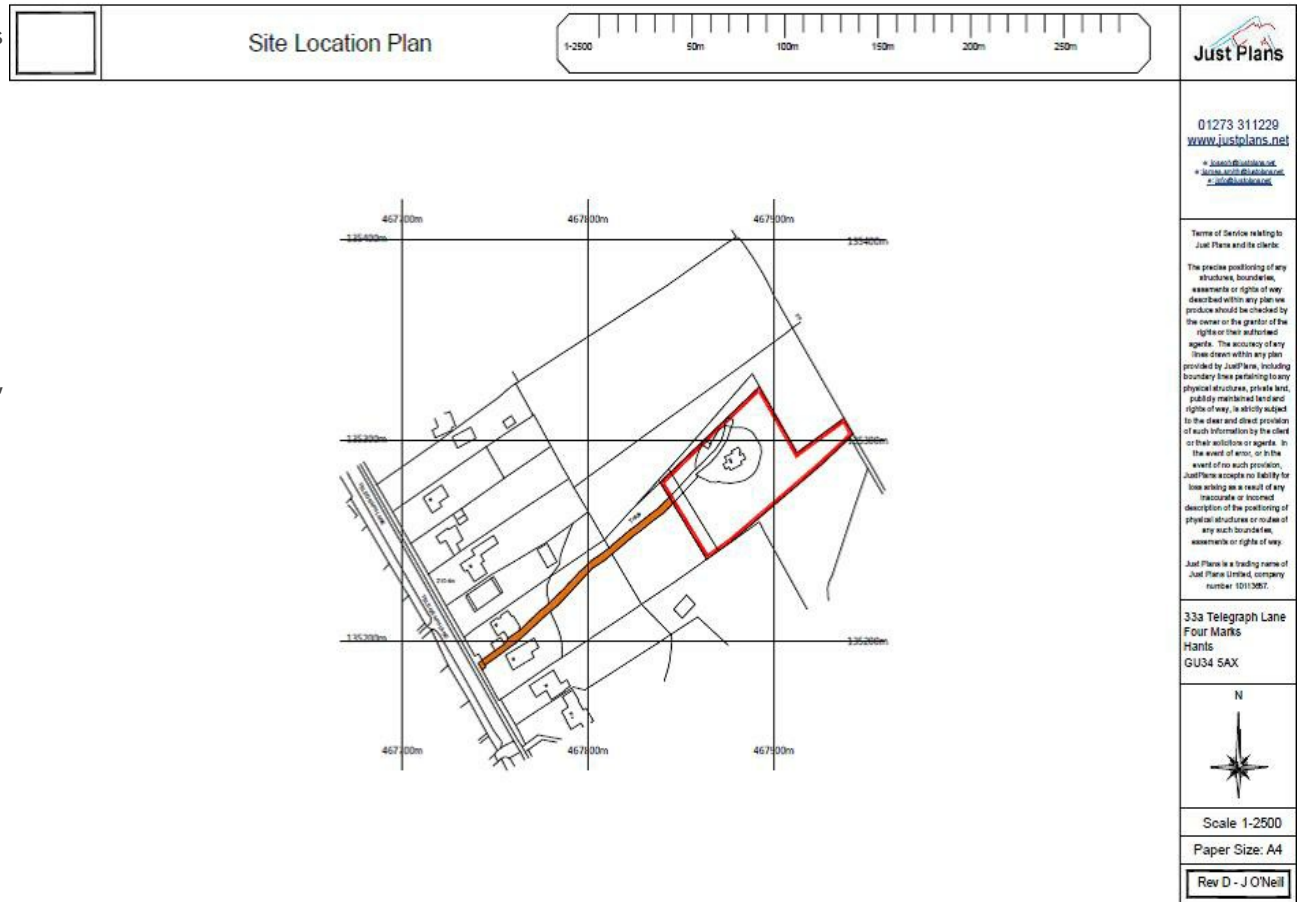
From Alton, take the A31 towards Winchester. Upon entering the speed limits in Four Marks, turn first left into Telegraph Lane. The driveway to the property is on the left between 33 and 35 Telegraph Lane. Viewing is strictly by prior appointment with Warren Powell-Richards.

COUNCIL TAX

Currently for existing bungalow Band B - East Hampshire District Council 01730 266551
www.easthants.gov.uk

SERVICES

We understand that mains electricity & water are currently connected via 35 Telegraph Lane, the house to the south side of the start of the long drive, which also owns the driveway. Previous drainage was via a septic tank.



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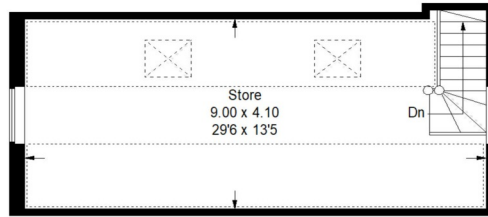
VIEWING

Strictly by prior appointment with Warren Powell-Richards

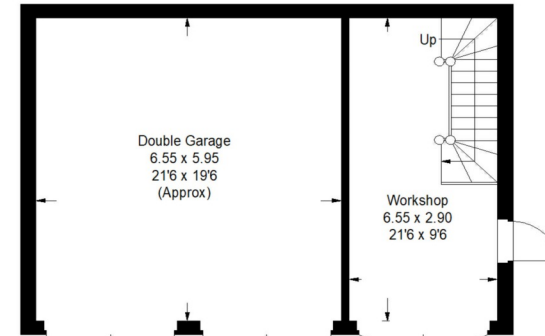


Telegraph Lane, Four Marks

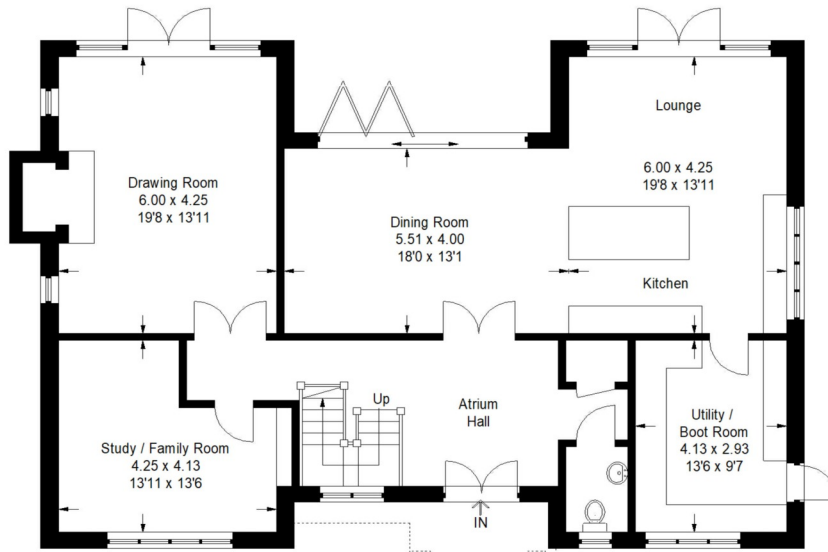
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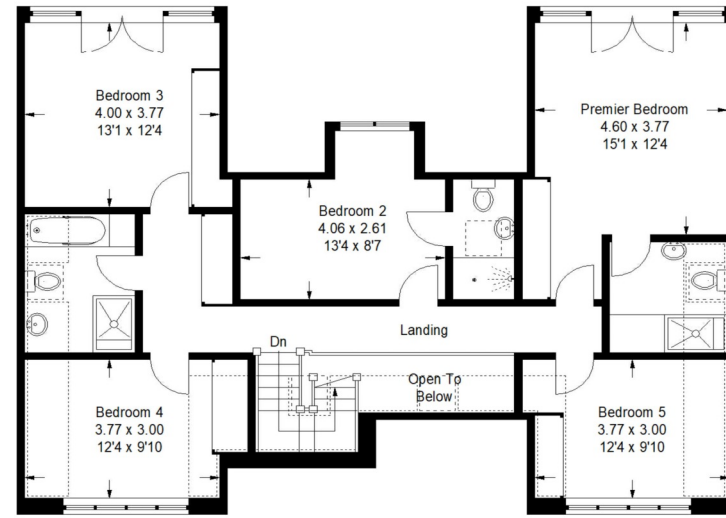
Double Garage - First Floor



Double Garage Complex - Ground Floor
(not in location)



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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