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The Laces

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

Price Guide £850,000





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

Price Guide £850,000 Freehold

- Footpaths & rides nearby
- Four Marks shops 2 miles
- Central Alton 5.7 miles
- A32 Meon Valley road 2.4 miles

An individual detached 4 bedroom property built in the 1980's by the current owners in grounds of about 1 acre (0.40 hectares) located on the gently undulating rural village outskirts towards East Tisted.

- 4 bedrooms
- Large central hall
- Living room
- Kitchen & utility
- Study & downstairs cloakroom
- Conservatory
- Dining room
- 2 bathrooms & an en-suite
- Swimming pool
- Set in approx. 1 acre plot
- Detached double garage
- CCTV - 5 cameras



DESCRIPTION

The Laces is approached by a sweeping driveway leading to a shingled courtyard area providing parking for numerous vehicles and access to the garaging. From the courtyard, pedestrian access is gained to the front garden with an area of lawn, pond, a period filled in well, and established shrubs and small trees.

The accommodation is centred upon the large central hall which allows access to most of the ground floor rooms. There is a large living room with a wood burning stove and brick fireplace which leads into the dining room which has steps up to the vaulted beamed swimming pool area which has patio doors directly out to the rear garden. The pool is heated and also benefits from a seating area perfect for relaxing. There is a white fitted kitchen with appliances which opens to the large conservatory which overlooks the attractive lawn and has direct access via double doors to a patio. The ground floor accommodation offers flexible accommodation with several multi-purpose rooms, including a bedroom adjacent to a downstairs bathroom. There is also a utility room with side access to the garden.

To the first floor there are 3 good size bedrooms, the master of which has a corner Jacuzzi bath as well as an en-suite facility. There is also a family shower room and a walk in airing cupboard. All of the bedrooms enjoy beautiful countryside views.

The grounds are a true feature of this property and are approaching an acre. The gardens are predominately laid to lawn with mature shrubs and trees. There is a substantial vegetable plot as well as a greenhouse, machinery store, shed and summer house as well as various seating/entertaining areas. The house and gardens are surrounded by fields and paddocks creating a feeling of space. To the front of the property there is a substantial parking area as well as the detached double garage with electric doors, light and power.





LOCATION

The Laces is high in the Hampshire Hills within open countryside with The Rotherfield Park Estate and the South Downs National Park nearby. Willis Lane is one of a network of country lanes south of Four Marks village set away from any busy roads. There are local footpaths and byways together with the C of E primary school at the end of nearby Hawthorn Road. A little further is the golf course and a garden centre. Also there are two professional equestrian yards in the neighbouring lanes.

The village also has a range of local shops including a bakers, wine merchants, Co-op and Tesco Express, garage with M&S ware, village hall, bus services, churches, societies and recreational facilities, doctors and vets surgeries and the Watercress line. Within 5.7 miles drive lies Alton's historic town centre offering major shops such as M&S and Sainsbury's, market events and restaurants. Additionally the town has a station (Waterloo line), Waitrose and Aldi, senior and Alton schools, Alton HSDC College and a sports centre. This Hampshire area has private schools such as Churchers, Lord Wandsworth College and St. Swithun's. Alresford to the South West has a picturesque Broad Street, riverside walks and Perins Academy School.

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering Four Marks and, just inside the 40 and 30 mph speed limits, turn left into Telegraph Lane. Then turn 3rd right into Willis Lane and the property is on the right hand side towards the end of the road.

SERVICES

Mains electricity, water, oil fired central heating. Septic tank drainage.

COUNCIL TAX

Band F (subject to review on sale) - East Hampshire District Council.

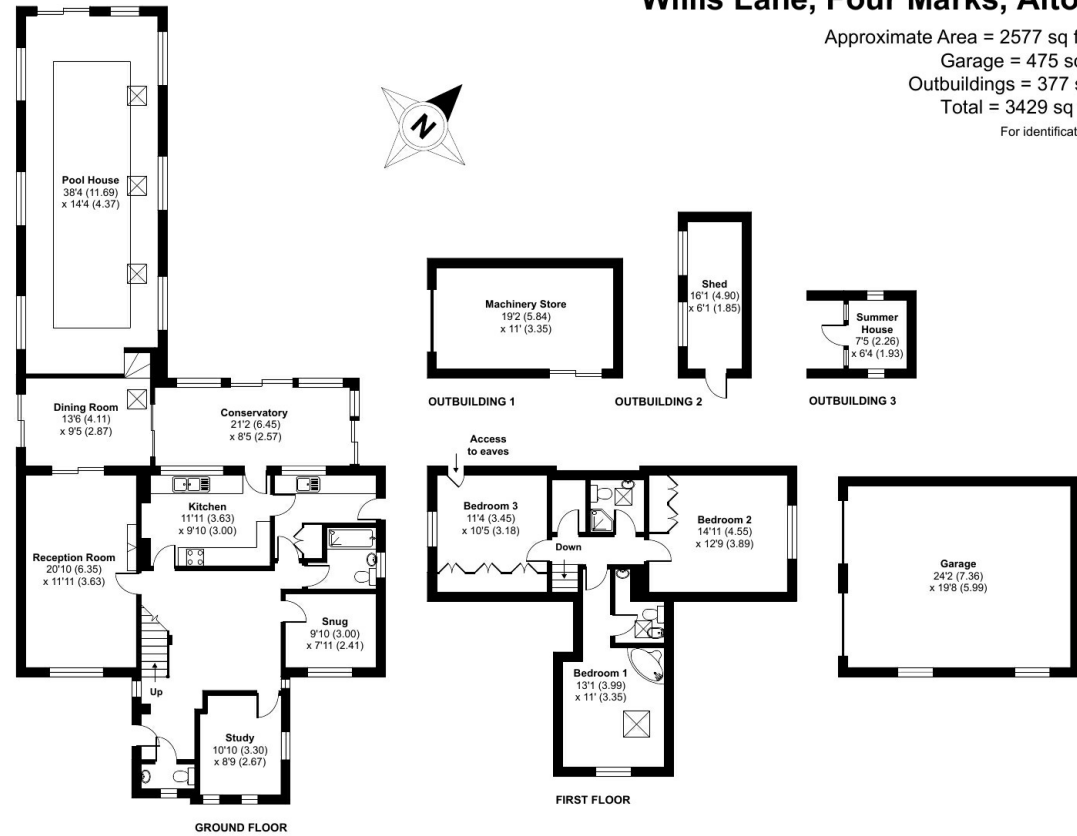






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Approximate Area = 2577 sq ft / 239.4 sq m
 Garage = 475 sq ft / 44.1 sq m
 Outbuildings = 377 sq ft / 35. sq m
 Total = 3429 sq ft / 318.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Warren Powell-Richards. REF: 914922

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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