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17 Penrose Way

Four Marks, Alton, Hampshire, GU34 5BG

Price £750,000





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Price £750,000 Freehold

- Short walk to Lymington Barns shops
- Also Oak Green Parade, Four Marks
- A31 bus service to Winchester
- Alton town centre 5.25 miles

A fine 1999 farmhouse style detached house of a generous size in landscaped lawned gardens within a prestigious village development

- 4 double bedrooms
- En-suite shower room & bathroom
- 3 reception rooms
- Refitted breakfast kitchen & utility room
- Welcoming hall & cloakroom
- Twin aspect floored main loft
- Double garage + workshop area & 2nd loft
- 4 car drive
- Landscaped level gardens - south westerly rear



DESCRIPTION

Carefully maintained and presented by the present owners over their 20 year tenure, the property was individually drafted and designed for Squires Bridge to take advantage of a deep footprint and broad garden plot. Vernacular attention to detail includes the multiple pitched tiled roof with a 'catslide' feature to the rear, and the Claygate style open fireplace to the sitting room, a room with French doors opening to the sun terrace and rear garden

In 2019 the breakfast kitchen was refitted to a cream theme with extensive soft closing cupboards and drawers with a magic corner and carousel, ironmongery handles, a Belfast sink and integrated appliances including an AEG series of a split level electric double oven, gas hob, filter hood and dishwasher, and a concealed Zanussi fridge/freezer. The finish affords oakblock worktops and a peninsula breakfast bar, down and under pelmet lighting and a stone effect floor which extends to not only the utility room, but the reception hall and cloakroom. The utility room is in matching livery also with a Belfast sink and a concealed Electrolux washing machine.

All sanitaryware is in white with chrome fittings and heated multiple towel rails. There are double wall light points to the sitting and dining rooms whilst, subject to the necessary consents, there is scope for further accommodation with fitted ladders and lights to both lofts, the main first floor loft also having power points and windows at both ends.

Additional important features include, in the main accommodation, double glazing, smooth finished ceilings with cornices downstairs and to the landing, white panelled internal doors, white moulded architraves and deep skirting boards, and a gas heating system with radiators, TRVs and a Potterton boiler. A complement to the house is the landscaped garden. Colourful low height hedging skirts the front and side lawn whilst the good sized rear lawn is backed by a curved brick wall within which are well stocked shrubbery and flower borders with a sun terrace adjoining the sitting room and a continuous path leading to the side gate.

On a final note, each room has its own particular identity with the well conceived layout centring on the reception hall and pretty galleried landing,





LOCATION

The house proudly sits on a private driveway to four other detached homes and sides onto Penrose Way, an highly regarded residential no through road of varying styled and sized houses of mainly detached designs with a shortcut on foot to the neighbouring Lymington Barns village square. There you will find a butchers, greengrocers, cafe and individual businesses with the adjacent doctors' surgery and Watercress Steam Railway Line. Four Marks village has a compact shopping centre with a bakers, wine merchants, Tesco Express, Co-op and M&S garage outlet. The village also has a primary school, village hall, churches, bus services, a myriad of small businesses, allotments, a garden centre and recreational complex. The A31 connects with Alton, Alresford, Farnham, Winchester & Guildford. The foremost has major shops and supermarkets, a station (Waterloo Line), senior schools, HSDC Alton College, the Alton School and a sports centre. Perins Academy is located at Alresford with the surrounding country area providing a plethora of walks and a choice of village inns. Interesting fact:- Four Marks village was created in the early 1930's by the merging of four parts of neighbouring villages.



DIRECTIONS

From Alton, take the A31 towards Winchester and continue into Four Marks passing the shopping area and filling station. Continue on the main road down the hill and up the rise. Then turn right into Kingswood Rise. Turn first right into Penrose Way. After the second bend, number 17 is shortly on left corner of a small private drive.

SERVICES

All mains services.

COUNCIL TAX

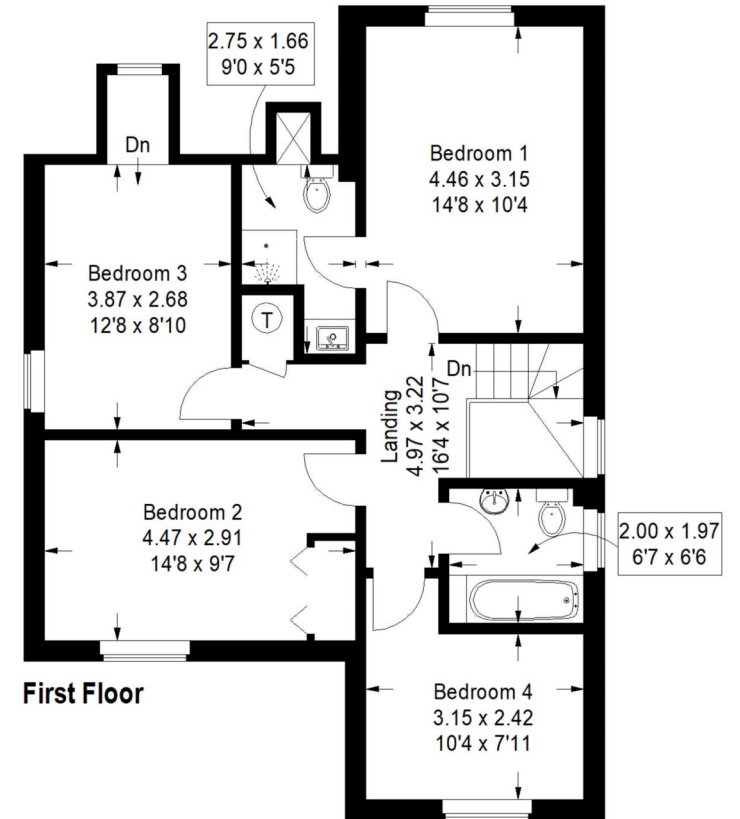
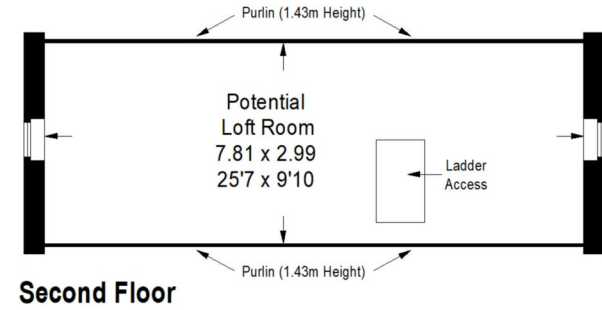
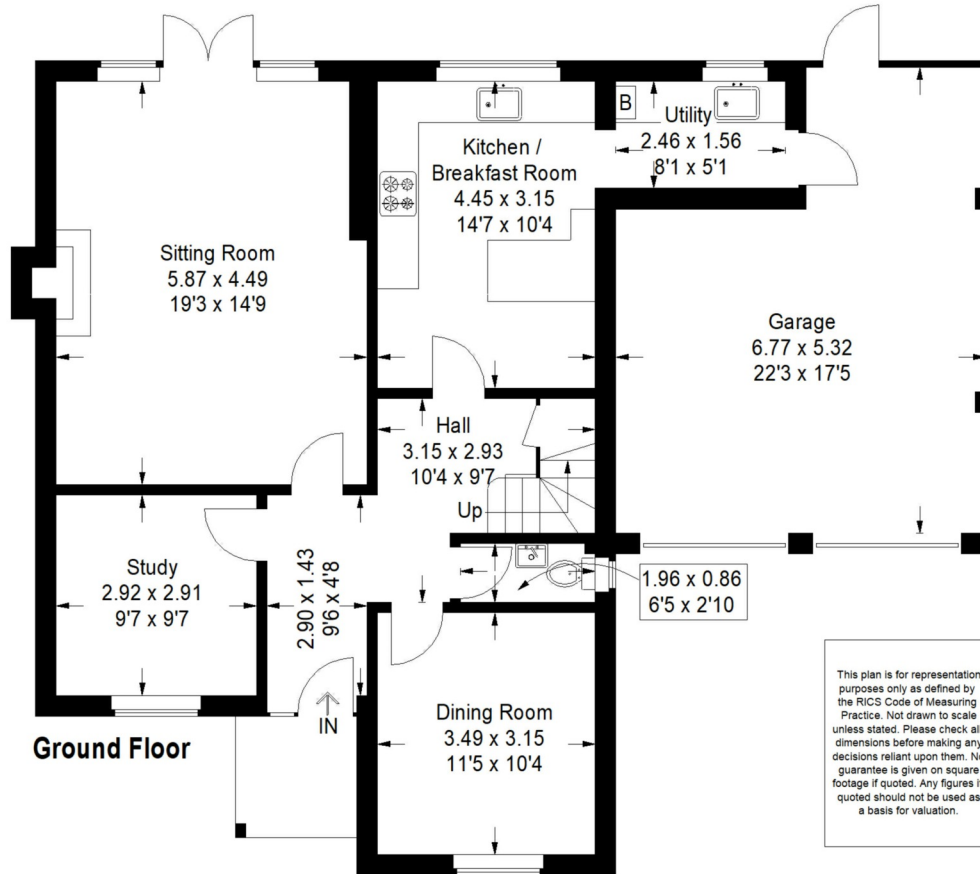
Band F - East Hampshire District Council.





Penrose Way, Four Marks, Alton

Approximate Gross Internal Area
 Ground Floor = 114.9 sq m / 1237 sq ft
 First Floor = 68.9 sq m / 742 sq ft
 Second Floor = 22.6 sq m / 243 sq ft
 Total = 206.4 sq m / 2222 sq ft



Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		63	78

England & Wales EU Directive 2002/91/EC

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