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7 Minden Place

Four Marks, Alton, Hampshire, GU34 5FL

Price £499,950



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Price £499,950 Freehold

- * Close to village amenities
- * Shopping centre within 0.75 mile
- * Central Alton within 5 miles
- * Alresford 6.5 miles

A high calibre 4 bedroom semi-detached house with spacious rooms in an exclusive village scheme around a tree studded green.

- Living/dining room opening to garden
- Modern kitchen/breakfast room
- Family bathroom & 2 en-suite shower rooms
- Downstairs cloakroom
- Driveway and parking
- Attractive southerly private garden



LOCATION

The location benefits from facilities including the village's recreation area with tennis courts and a bowling green, and open space with a series of allotments. Two ranges of village shops are available. Oak Green Parade includes a Tesco Express, chemists, specialist cycle shop and wine merchants, bakers and restaurants with the adjacent facilities of the Co-op, doctors and vet surgeries and a filling station with M&S.

A mini retail square is available on Lymington Bottom Road. Bus services on the A31 connect with Alton, Farnham, Guildford, Alresford and Winchester, whilst the village also has a primary school, churches, village hall, golf course, pond, garden centre and the Watercress Line. The surrounding countryside has footpaths, bridleways and byways, and village pubs. Weekly and farmers/specialist markets are held on High Street, Alton, which also has individual and multiple shops including Waitrose, Sainsbury's and M&S, a station (Waterloo line), senior and RC schools, Alton College and a sports centre. The Itchen Valley town of Alresford to the West also has a senior/academy school, Perins.

DIRECTIONS

From Alton, take the A31 towards Winchester. Continue into Four Marks village passing the shops on the left and then proceed down the hill where Minden Place is on the left hand side.

COUNCIL TAX

East Hampshire District Council - Council Tax Band D

SERVICES

All mains services.

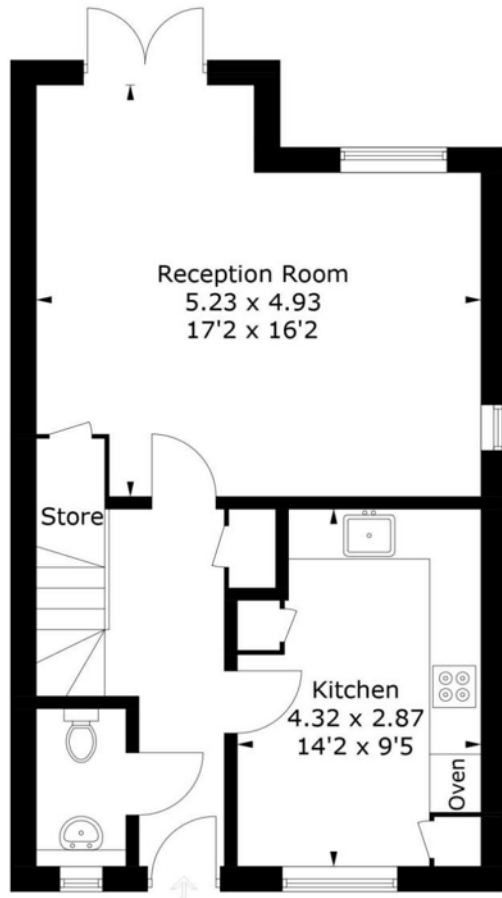
NB

Whilst the house is freehold, there is a Management Company for common areas in the development.

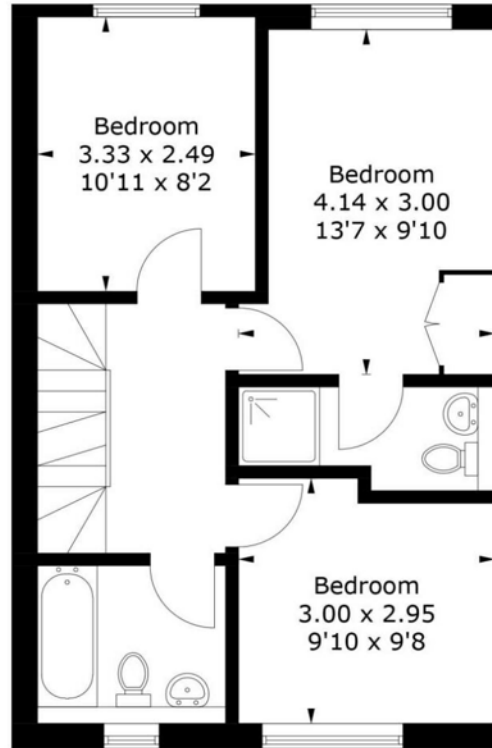


Minden Place, GU34

Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft

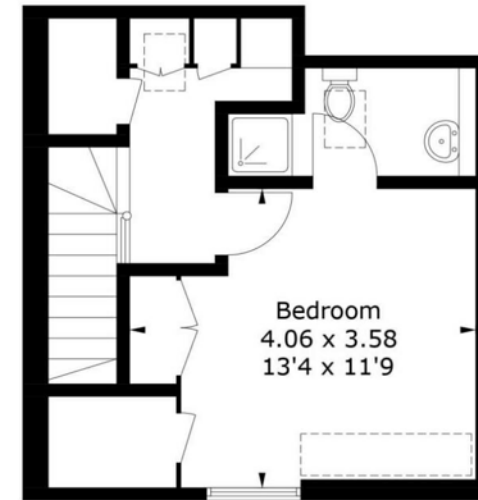


Ground Floor



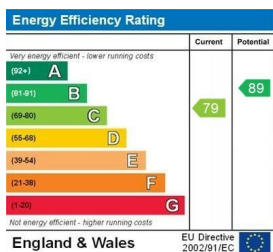
First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID832815)



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