

43 Penrose Way

Four Marks, Alton, Hampshire, GU34 5BG

Price £784,000

wpr





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Price £784,000 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 handsome farmhouse style detached house constructed in 2000 with a lovely mature garden and excellent originally configured accommodation with the potential to create a second floor if needed.

- 5 bedrooms (2 en-suite)
- Family bathroom
- Welcoming entrance hall with cloakroom
- Fitted kitchen & utility room
- Dining room
- Living room
- Study
- Double garage with door to utility room & rear garden
- Beautifully planted front garden
- Driveway parking
- Well planted enclosed rear garden



DESCRIPTION

The property is a fine well designed five bedroom detached house boasting three bathrooms and a pleasing array of reception rooms with the sitting room taking full advantage of the rear garden via a leaded light French windows with complimentary side panels. The sitting room also has a wonderful Claygate influenced open fire with a traditional fully functioning chimney.

The 25 year old development of Kingswood Rise and Penrose Way has always been popular but over the last five to ten years the interest in these two closes have intensified and these properties have certainly come of age and are now frequently requested,

The rear boundary is well planted, however behind the property is the highly desirable Watercress Line which allows the owner to experience and indeed enjoy the classic steam engines on this heritage line. The property also boasts all the modern conveniences of gas central heating and double glazing.

Of significance is the fact that the developer created a vast loft space in these properties. This space, which could provide a net of 30' x 25' of additional accommodation is easy to exploit due to the layout of the landing. This potential accommodation already has two flat gable windows and furthermore, many of this house design have already carried out this straightforward conversion.





LOCATION

The house enjoys a bold frontage onto Penrose Way, a 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 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 third bend, number 43 will be found a short way along on the left hand side.

SERVICES

All mains services.

COUNCIL TAX

Band G - East Hampshire District Council.

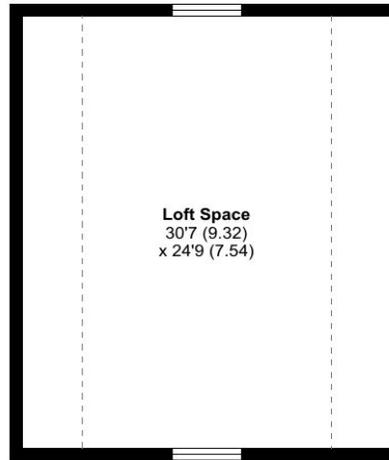




Penrose Way, Four Marks, Alton, GU34

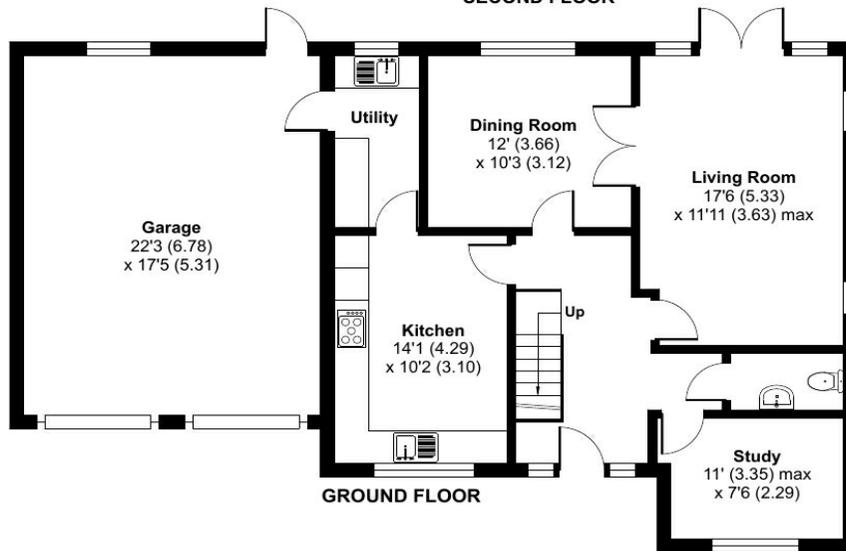
Approximate Area = 2396 sq ft / 222.5 sq m
 Limited Use Area(s) = 245 sq ft / 22.7 sq m
 Garage = 391 sq ft / 36.3 sq m
 Total = 3032 sq ft / 281.5 sq m

For identification only - Not to scale

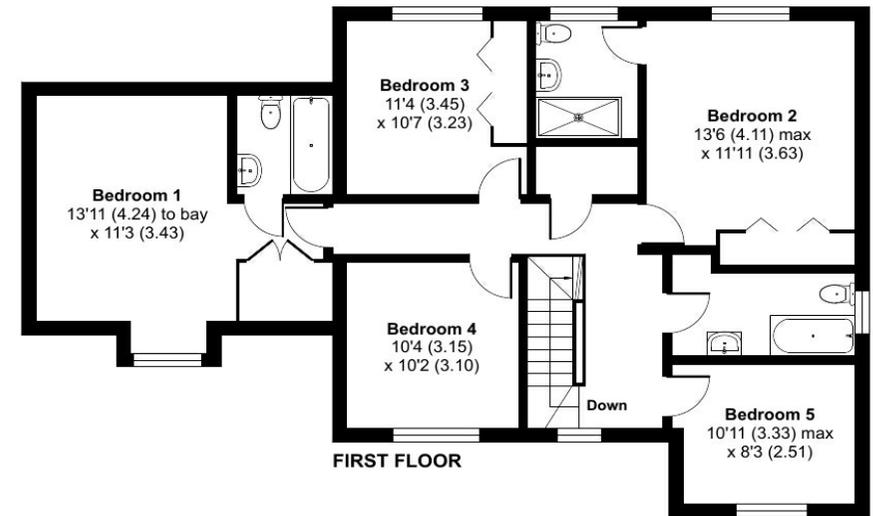


SECOND FLOOR

Denotes restricted head height



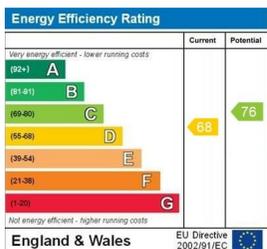
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Warren Powell-Richards. REF: 1135026



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