

wpr

26 Winston Rise

Four Marks, Alton, Hampshire, GU34 5HP

Price £625,000



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Price £625,000 Freehold

- Four Marks shops & buses 0.5 mile
- Within 300 yards Lymington Barns' shops
- Backing Watercress Line
- Alton within 4.5 miles

The first time on the market since new, a delightful and much loved bungalow that has benefited from well considered extensions set within an outstanding atmospheric garden

- 4 bedrooms
- Generous double aspect living room
- Kitchen & utility room
- Bathroom
- Conservatory
- Entrance and inner halls & cloakroom
- Garage & driveway parking
- Outstanding gardens
- Gas central heating & double glazing

DESCRIPTION

Believed to date from the mid 1960s, this restful and extended detached bungalow enjoys naturally green vistas over its own delightful gardens. Having been the subject of careful and comprehensive enlargements over the years which include a first floor room and a ladder accessed loft room ideal for, and currently used as a hobby room. The enlarged lounge is of particular significance being both a fine shape and benefiting from both front and rear garden views. Also of importance is a delightful rear sunroom with sliding patio doors strategically positioned to take full advantage of the rear gardens.



LOCATION

Set within charming gardens in a broad verged road, the property occupies a well regarded village location. Lymington Barns and Four Marks village centre combined provide a range of shops including an M&S garage outlet, Tesco Express, Co-op, Reads Butchers, The Naked Grape wine merchants and a cafe. Four Marks also has a primary school, village hall, churches, bus services, a golf course, garden centre, allotments, recreational complex and local interest societies. The neighbouring villages offer traditional inns and rural walks. The old market town of Alton, within 4.5 miles, has stores such as Waitrose, Sainsbury's, Aldi, Lidl and M&S, senior schools and HSDC Alton College, a station (Waterloo line), sports centre and programme of weekly and seasonal events such as farmers/ street markets and concerts in the public gardens.

DIRECTIONS

From Alton, take the A31 towards Winchester. Enter Four Marks still on the main road and directly after the Co-op store on the right, turn first right into Station Approach. Continue ahead and proceed around the left hand bend by Freshwater Terrace becoming Winston Rise. The property is on the right shortly after Churchill Close on the left.

COUNCIL TAX

Band E - East Hampshire District Council.

SERVICES

All mains services.



78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

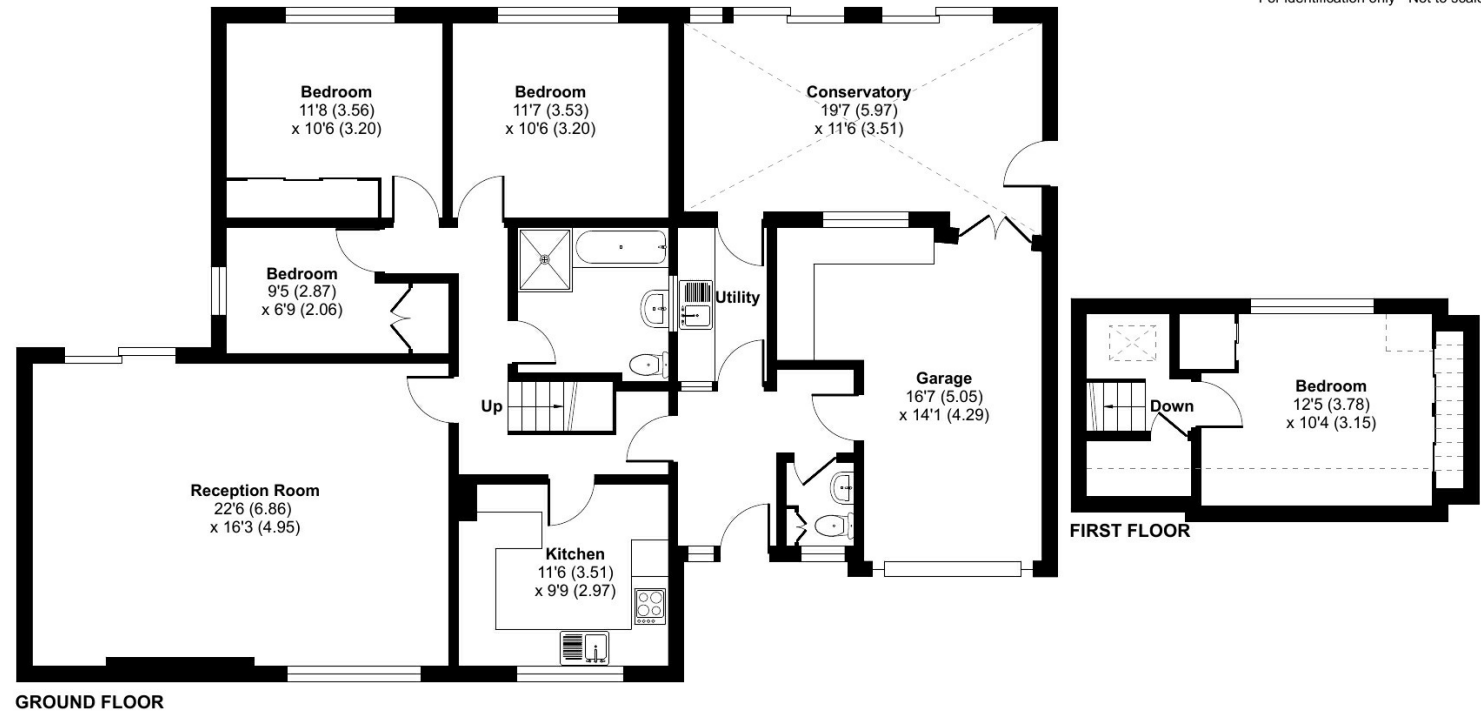
VIEWING

Strictly by prior appointment with Warren Powell-Richards

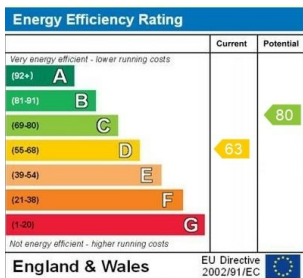


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Approximate Area = 1499 sq ft / 139.2 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Garage = 202 sq ft / 18.7 sq m
 Total = 1754 sq ft / 162.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Warren Powell-Richards. REF: 1148789



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