

wpr

3 Lymington Close

Four Marks, Alton, Hampshire GU34 5DN

Price £550,000



3 Lymington Close

Four Marks Alton, Hampshire, GU34 5DN

Price £550,000 Freehold

- Local shops & bus services nearby
- Primary school, church & village hall beyond
- Alton within 5 miles
- Easy access Alresford & Winchester

A well proportioned and maintained detached bungalow impressively set back 112' in a small cul-de-sac handy for village facilities and communications

- 3 Bedrooms
- Bathroom
- Sitting room & conservatory
- Kitchen diner
- Garage, utility & caravan space
- Progressively widening lawned gardens

DESCRIPTION

Approached by a long drive, this admirable circa 1960 built property is in a close of just six detached properties in the favoured Lymington Bottom area. Attributes include uPVC double glazing with fanlights and front leaded lights, uPVC roofline products, majority LED lighting, higher ceilings, white panelled internal doors, cavity wall insulation and a gas heating system with radiators, TRVs and a Glow-worm Micron boiler. The excellent layout allows independent access to all rooms apart from the large conservatory from the L-shaped reception hall, which has a fitted aluminium ladder, fluorescent lighting and boarding to the loft. Naturally green garden vistas are enjoyed from the principal rooms with the rear garden having a depth of 62' (18.88m) with a width beside the conservatory of 59' (17.97m) increasing to 84' (25.58m) at the rear boundary.



There are also majority coved ceilings, an elegant fireplace with an electric fire, built-in double wardrobes to the two main bedrooms, the third currently being used as a study, a white suited shower room with chrome finished fittings and an extra large garage with a fitted workbench and a utility area at the rear. The beech effect kitchen includes an AEG split level electric double oven, ceramic hob, worktop and cabinet lighting, a corner carousel, and spaces for a dishwasher, washing machine and fridge/freezer, and also has a corner larder.

LOCATION

Lymington Close is tucked away in a highly convenient village location in the Lymington Bottom area. 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, Clementine Greengrocers, The Naked Grape wine merchants and a cafe. Four Marks also has a primary school, village hall, churches, Watercress railway line, bus services, a golf course, garden centre, allotments, 2 doctors surgeries, 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 and M&S, senior schools and HSDC Alton College, a station (Waterloo line), sports centre, retail park and programme of weekly and seasonal events such as farmers/street markets and concerts in the public gardens.

DIRECTIONS

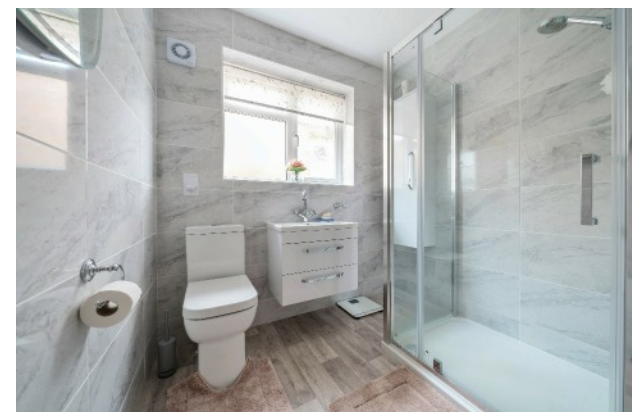
From Alton, take the A31 towards Winchester. Upon entering Four Marks, continue on the main road passing the Oak Green shopping parade on the left. At the bottom of the hill, turn right onto Lymington Bottom Road towards Medstead. By Rivers shop turn first right into Lymington Close.

SERVICES

All mains services

COUNCIL TAX

Band E - East Hampshire District Council



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

VIEWING

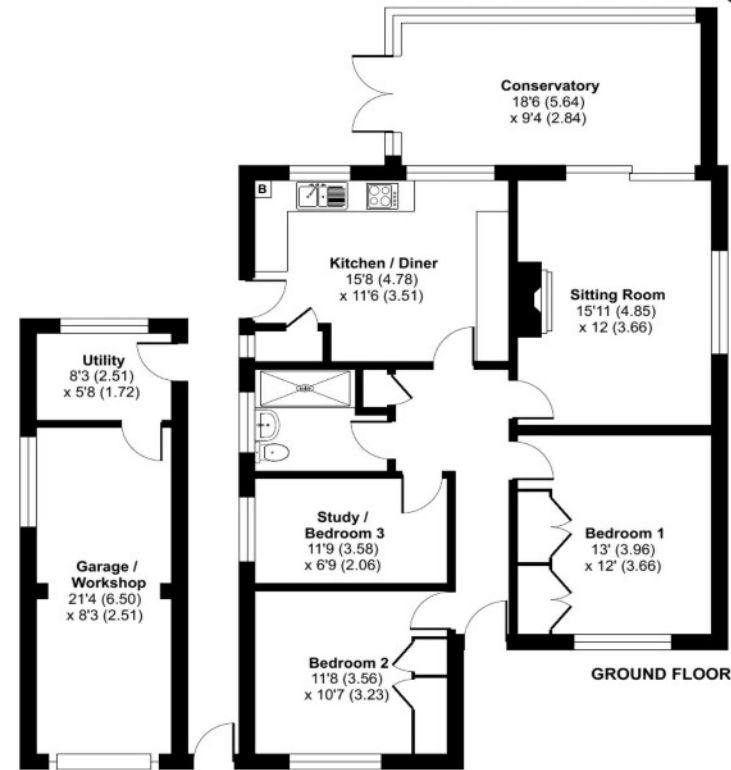
Strictly by prior appointment with Warren Powell-Richards



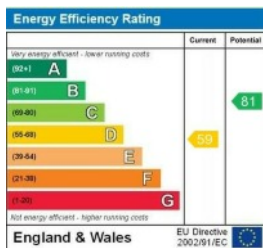


Lymington Close, Four Marks, Alton, GU34

Approximate Area = 1119 sq ft / 104 sq m
 Garage / Utility = 229 sq ft / 21.2 sq m
 Total = 1348 sq ft / 125.2 sq m
 For identification only - Not to scale



This floor plan was constructed using measurements provided to © nlcocom 2024 by a third party. Produced for Warren Powell-Richards. REF: 1145698



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.