



Applebank
HAWTHORN



APPLEBANK

*A rare sense
of tranquillity
& privacy*





A handsome contemporary home



Nestled into a hillside with far-reaching rural views, this handsome, fully renovated contemporary home offers a rare sense of tranquillity and privacy.

Set behind discreet electric gates and surrounded by approximately 3.5 acres of its own land, Applebank has been thoughtfully designed for modern family life.

Bright, generous interiors combine with flexible accommodation, strong energy efficiency and a charming outlook from every window.

Arranged over 2,885 sq ft, the house functions effortlessly day to day, whether accommodating busy family routines, entertaining friends, working from home or simply enjoying the peace and space of its setting.

An independent annexe provides excellent flexibility for multi-generational living, guest accommodation, a home office or studio, or potential rental income. For those with equestrian interests, immaculate on-site facilities allow horses to be kept at home, integrating them naturally into family life while making daily care and access easy.

The heart of the home



At the centre of Applebank lies an exceptional kitchen, dining and family room, spanning an impressive 35 feet across the rear of the house. With expansive bifold doors opening onto the terrace and cosy underfloor heating throughout, this is a warm and welcoming space for everyday living and entertaining.

Sleek, high-quality cabinetry and an abundance of deep drawers ensure excellent storage and easy organisation, while a large central island forms the natural hub of the room.

There is ample space for a substantial dining table, alongside a comfortable seating area with room for a pair of sofas, creating an inviting spot for relaxed mornings and informal gatherings.

The kitchen itself is fully bespoke, handmade by Davonport and designed with great care and attention to detail by the current owners. A beautifully proportioned, oval-shaped island softens the room and draws people together, while individually engraved chopping boards provide a thoughtful personal touch.





Breakfast bar seating for three makes the space ideal for chatting, helping with homework or sharing a glass of wine while cooking. The integrated hob is paired with an externally vented extractor, allowing for quiet operation while keeping the room open and sociable.

High-quality integrated appliances include a Fisher & Paykel twin-drawer dishwasher, three Bosch ovens, and a Miele coffee machine, all seamlessly fitted to preserve the elegant aesthetic of the space.

Natural light floods in through two large rooflights and the wide bifold doors, reinforcing the strong connection between the house and its garden setting.



Practical spaces



A spacious utility room with ample cupboards and a dedicated area for a dog bed ensures that laundry, muddy boots and the practicalities of family life can be neatly tucked away. A smart and generously sized downstairs WC sits just off this space.

A well-proportioned walk-in pantry will delight keen cooks, with built-in shelving making everyday storage simple and efficient.



Space to relax & work



The ground floor is particularly well balanced, offering both sociable areas and quieter retreats. A separate drawing room with a wood burner provides a welcoming setting for relaxed evenings, family gatherings or more formal entertaining.

A large study offers an excellent work-from-home environment, comfortably accommodating desks and storage without compromise.

Directly off the kitchen is a playroom, ideally positioned to keep children close at hand, but equally suited to evolve into a television room or snug as needs change over time.







Calm & generous accommodation



Upstairs, the principal bedroom is an impressive space with a striking double-height ceiling and windows, complemented by a Juliet balcony that allows natural light to pour in. A dressing room with two banks of built-in wardrobes leads through to a stylish en suite bathroom.

Three further double bedrooms are arranged across the first floor, all well-sized and enjoying lovely outlooks, supported by two additional bathrooms. Together they provide flexible and comfortable accommodation for family and guests alike.





APPLEBANK



Separate annexe



A recently built double garage incorporates a large, self-contained annexe above. This well-designed space includes its own kitchen and dining area, a generous sitting room and a bedroom, with a WC on the upper level and a bathroom below.

The annexe works exceptionally well for multi-generational living, guests or staff accommodation, while also lending itself perfectly to use as a studio or home office. It feels genuinely independent, yet remains conveniently close to the main house.





Gardens, land & equestrian facilities



The grounds extend to approximately 3.48 acres and have been significantly enhanced through careful landscaping. The original slope of the land has been thoughtfully re-profiled to create level garden areas around the house, ideal for entertaining, outdoor dining and family play.

Beyond the formal gardens, the land opens out into paddocks and equestrian facilities. Applebank benefits from immaculate stabling with two stable blocks, tack rooms and storage, making it a manageable and highly practical equestrian property. The land and facilities are currently configured to accommodate two horses.



Both stable blocks are fitted with solar panels, improving efficiency and helping to reduce running costs, in keeping with the considered and practical approach taken throughout the property.

There is plentiful parking on the driveway directly outside the house, providing easy access to the front door, while secure parking is available within the double garage. Additional space is available beside the stables for a horsebox.



A peaceful yet well-connected setting



Quietly positioned on the outskirts of Ropley and Four Marks, Applebank enjoys a distinctly rural feel without sacrificing day-to-day convenience.

Four Marks offers a good range of local amenities, including a Co-Op with a post office, a Tesco Express and M&S, a flower shop and a popular bakery. The village Church of England primary school is just a ten-minute walk from the house, while secondary education is available at the well-regarded Perins Academy in Alresford.

A number of excellent private schools are also within easy reach, including Bedales Prep Dunhurst, Princes Mead School, Highfield and St Swithun's Prep, with senior options such as Churcher's College, Bedales, Winchester College, Lord Wandsworth, St Swithun's, Charterhouse and Frensham Heights.

The scenic Georgian town of Alresford lies just twelve minutes away and offers an abundance of independent cafés, stylish shops and boutiques, alongside a deli, greengrocer, fishmonger, butcher, a large Co-op and Tesco Express, as well as a dentist, doctor and optician. A popular weekly country market adds further appeal.

The surrounding countryside provides exceptional walking, with routes including the Pilgrims' Way, St Swithun's Way and the Itchen Way all easily accessible from the property.

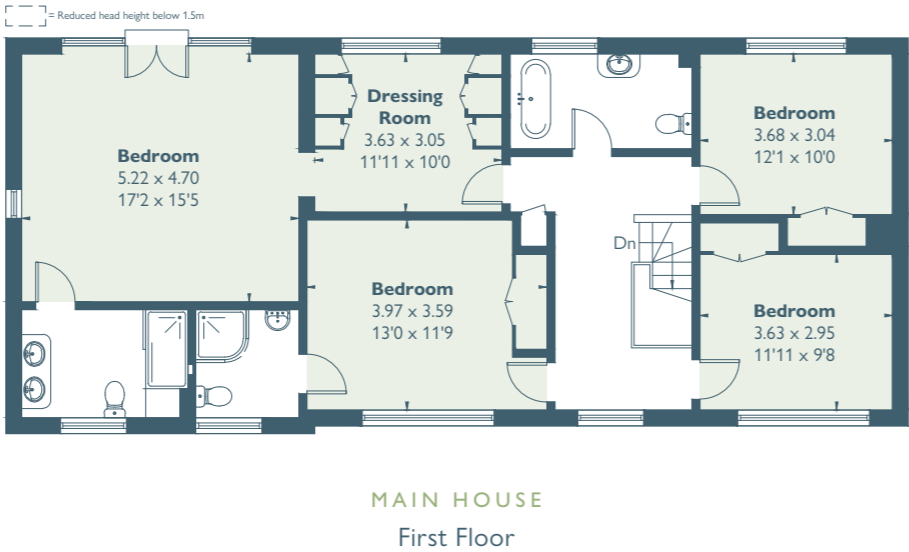
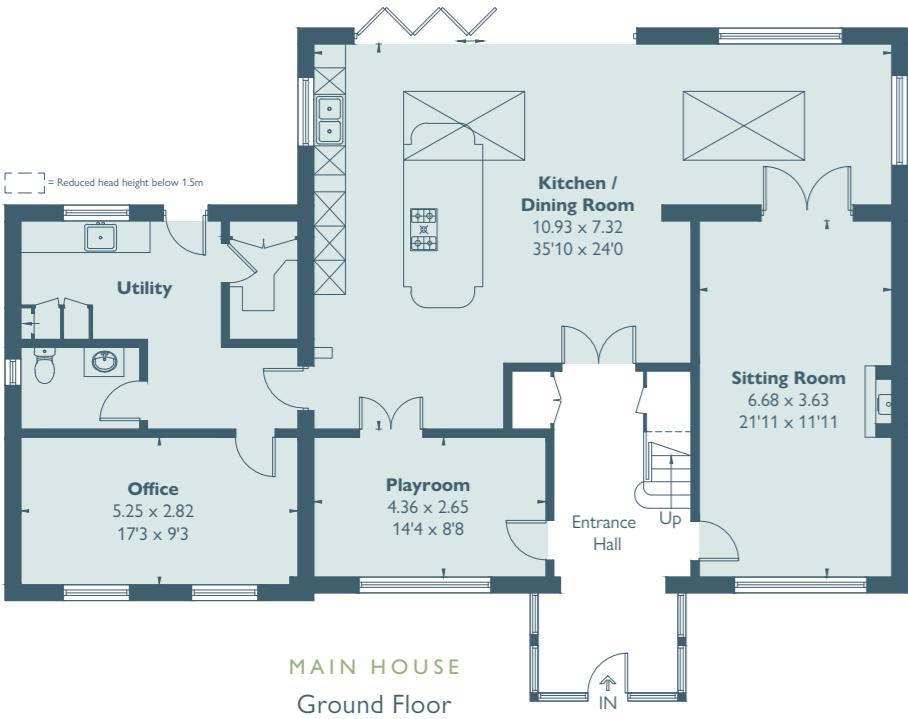
Alton, approximately fifteen minutes away, offers a broader range of amenities including Waitrose, M&S Foodhall and a large Sainsbury's, leisure facilities and a mainline railway station with direct services to London Waterloo.

Road connections are excellent, with the A31 and A34 providing easy access across Hampshire to Winchester, Basingstoke and beyond, with onward links to the M3, A3 and London.

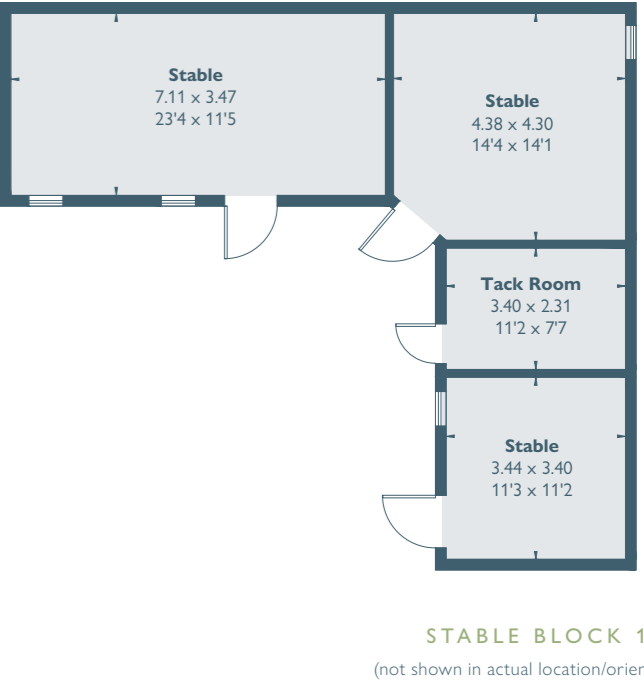
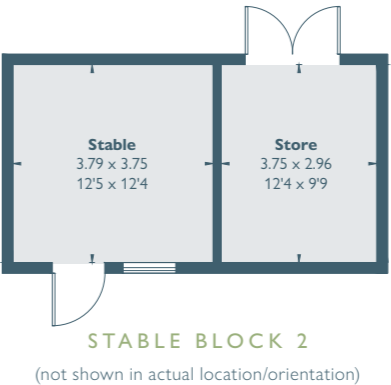
Floorplans



MAIN HOUSE	ANNEXE	GARAGE	STABLE BLOCK 1	STABLE BLOCK 2	TOTAL
2,885 sq ft (268 sq m)	771 sq ft (71.6 sq m)	467 sq ft (43.4 sq m)	673 sq ft (62.5 sq m)	272 sq ft (25.3 sq m)	5,068 sq ft (470.8 sq m)



Floorplans



Finer details

OVERVIEW

- Beautifully renovated contemporary family home extending to 2,885 sq ft, offering highly flexible accommodation
- Set within around 3.48 acres of landscaped gardens and paddocks, providing privacy, space and outstanding rural views
- Exceptional 35ft kitchen, dining and family room with underfloor heating, forming the heart of the home and ideal for modern family life and entertaining
- Bespoke, hand-made Davonport kitchen with high-quality integrated appliances
- Separate drawing room, large study and playroom, ideal for home working and family living
- Four bedrooms in the main house, including a striking double-height principal suite with dressing room, en suite and Juliet balcony
- Self-contained annexe with its own bedroom, sitting room, kitchen/dining area, shower room and guest cloakroom – ideal for guests, family or home working
- Double garage, suitable for cars, storage or potential gym use
- Excellent equestrian facilities, including stabling and paddocks
- Electric entrance gates providing privacy and security
- Peaceful rural setting with excellent access to villages, schools and transport links

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SERVICE & FEATURES

- Excellent energy efficiency, reflected in strong EPC ratings of C for both the main house and the annexe, with solar panels on both stable blocks contributing to the home’s electricity supply and helping to reduce running costs
- Wet underfloor heating to the kitchen, utility room, study and downstairs cloakroom
- Bathrooms with heated towel rails connected to the central heating system
- Secondary electric underfloor heating to all bathrooms in the main house
- Mains electricity, water and drainage
- Internet currently provided via Starlink, achieving speeds of approximately 263 Mbps
- Oil-fired central heating system
- Local authority: East Hampshire District Council
- Council tax: Main house – Band F, Annexe – Band A

IN THE AREA

- Tranquil rural position on the edge of Ropley and Four Marks, combining countryside living with everyday convenience
- Village primary school within a 10-minute walk; secondary education at Perins Academy, Alresford
- Alresford (approx. 12 mins): Georgian market town with cafés and independent shops
- Petersfield station (approx. 16 mins): Fast mainline trains to London Waterloo in around 65 minutes
- Alton station (approx. 15 mins): End-of-line service to London Waterloo (around 70 minutes) – ideal for securing a seat
- Superb countryside walking nearby including the Pilgrims’ Way and St Swithun’s Way
- Easy access to the A31 and A34, with onward links to Winchester, the M3, A3 and London

ENERGY PERFORMANCE (MAIN HOUSE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY PERFORMANCE (ANNEXE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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