



Barn Lane, Four Marks, Alton, Hampshire, GU34 5JA





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The most sensational grounds and surrounded by open fields with beautiful views and offering total peace and tranquillity...



- Graciously appointed detached family home • Idyllic, East Hampshire location
- Five double bedrooms • Three bathrooms • Three reception rooms • Study
- 'Hub of the home' kitchen/breakfast/snug area • Separate utility room
- Guest cloakroom • Bespoke golf studio/garden room • Tennis court
- Sensational, mature, private, wrap around grounds
- Large driveway with electric in/out gated access • Two large detached garages for multiple vehicles

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ACCOMMODATION

Gravitate towards the perfect life with this exquisite five-bedroom family home, nestled within the most sensational grounds, surrounded by open fields with beautiful views and offering total peace and tranquillity, within the heart of East Hampshire. This handsome home is ideally situated down a quiet no through lane, with country walks straight from your own front door. The Georgian town of Alresford and the market town of Alton with all its amenities and mainline station to Waterloo, is only a ten-minute drive away, with main bus routes to Winchester and commuter routes on their doorstep. This family orientated home comes to market offering a spacious entrance lobby, guests cloakroom, dual aspect sitting room with working fireplace, a generous second reception room, separate dining room/third reception with bay window, and a sizeable 'hub of the home' kitchen/breakfast/snug area with a separate utility room and access to the private gardens. Stairs lead up to the first floor, where you will find a generous, wrap around gallery style landing/study area, the family four-piece bathroom and the five substantial bedrooms, with an array of integrated storage and bedroom two offering en-suite shower facilities, with the principal suite offering an impressive four-piece bathroom suite with dressing area. Externally, this stylish home is accessed via an electric gated in/out entry system leading up to the residence and two detached double garages, with power and light. The unique gardens have been beautifully planted to include, mature hedgerows, trees, herbaceous borders and perennials, along with a sweeping, immaculate lawn that wraps itself around the property. There is also a large storage shed, tennis court and a bespoke golf studio/garden room. This desirable property is a rare treat to the market and the location is truly outstanding, definitely one of Hampshire's finest. Early viewing is highly recommended.



SITUATION

The charming village of Four Marks is nestled in the quintessential English countryside, surrounded by an area of outstanding natural beauty. Four Marks provides for all your everyday essentials with a Marks and Spencer, Tesco pharmacy and bakery in the local parade of shops. The village sits within fine open countryside between the villages of Medstead,

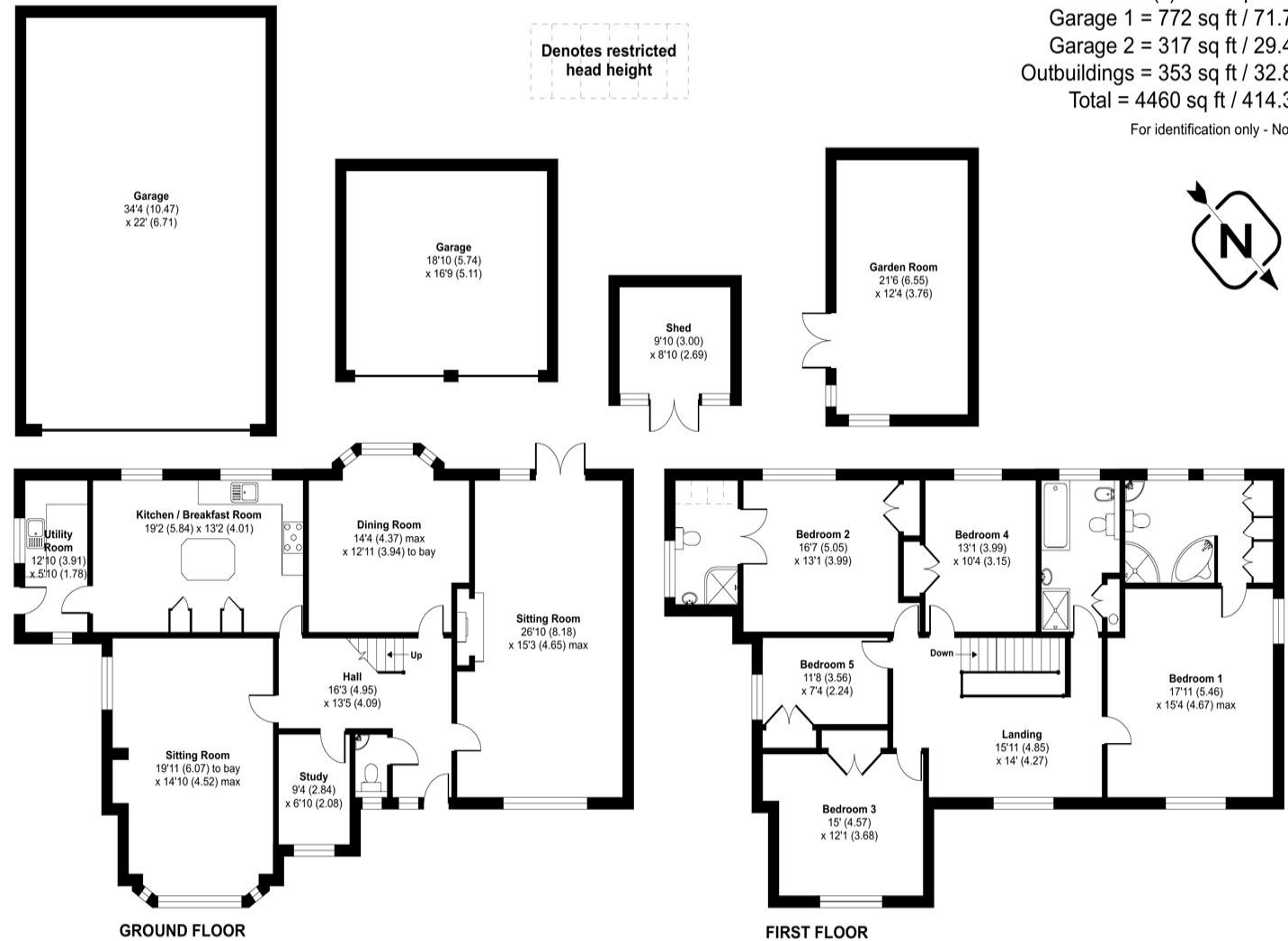




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	72
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 3007 sq ft / 279.3 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Garage 1 = 772 sq ft / 71.7 sq m
 Garage 2 = 317 sq ft / 29.4 sq m
 Outbuildings = 353 sq ft / 32.8 sq m
 Total = 4460 sq ft / 414.3 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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 987239





LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band: G

GUIDE PRICE

Asking Price £1,250,000

TENURE

Freehold