



The Shrave, Four Marks, Alton, Hampshire, GU34 5QQ



ACCOMMODATION

This three to four-bedroom detached bungalow is positioned within the most sensational grounds of approximately 0.75 of an acre and sits adjacent to the South Downs National Park, offering country walks straight from your own front door. Ideally positioned within easy reach of main bus/commuter routes and amenities, this bungalow is truly a superb find. It comes to market offering entrance lobby, study/bedroom four, a spacious sitting room with doors to the rear garden, open plan, part integrated kitchen/breakfast/dining/snug area with working wood burner and French doors to the garden, separate utility, cloakroom, family bathroom and three generous sized double bedrooms, with the principal suite offering en-suite shower. Externally to the front of the property is a private driveway with parking for multiple vehicles and a detached double garage with side access to the absolutely stunning, private rear garden. The garden has been designed to include a large workshop, garden sheds, green house, log stores and chicken coop. The grounds offer a large formal lawn area, generous vegetable garden, a stylish terrace area ideal for al-fresco socialising in the summer months and an area ideal for keeping livestock or additional garden. The mature borders are beautifully planted with an array of mature shrubs and trees and there is even a working well. Home is definitely where the heart is with this desirable property and early viewing is highly recommended.

Approximate Area = 1616 sq ft / 150.1 sq m (includes garage)
 Outbuilding = 333 sq ft / 30.9 sq m
 Total = 1949 sq ft / 181 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Charters Estate Agents Limited. REF: 839366



SITUATION

Four Marks is perfectly placed for all lovers of the great outdoors. Right on the edge of the rolling downs and with a backdrop of ancient woodland, there are miles of bridleways to be explored on foot. The village has a good range of facilities including a primary school and Church. The market town of Alton is just 6 miles away with the historic city of Winchester less than 15 miles distant.



SPECIFICATION

- Detached three/four-bedroom bungalow
- Two bathrooms
- Cloakroom
- 'Hub of the home' kitchen/breakfast/dining/snug
- Separate utility
- Sitting room
- Stunning gardens - approx. 0.75 acre
- Double garage and workshop
- Driveway parking

LOCAL AUTHORITY

East Hampshire District Council

GUIDE PRICE

Guide Price £725,000

TENURE

Freehold