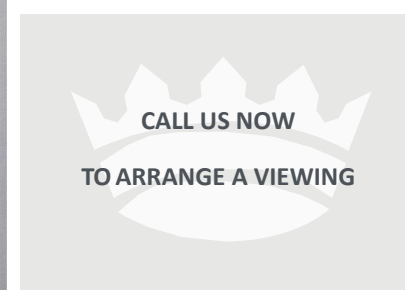




Windmill Fields, Four Marks, Alton, Hampshire, GU34 5HL



### **SPECIFICATION**

- Two bedroom maisonette
- Bespoke kitchen
- Open plan living space
- Family bathroom
- Driveway parking
- Large garden

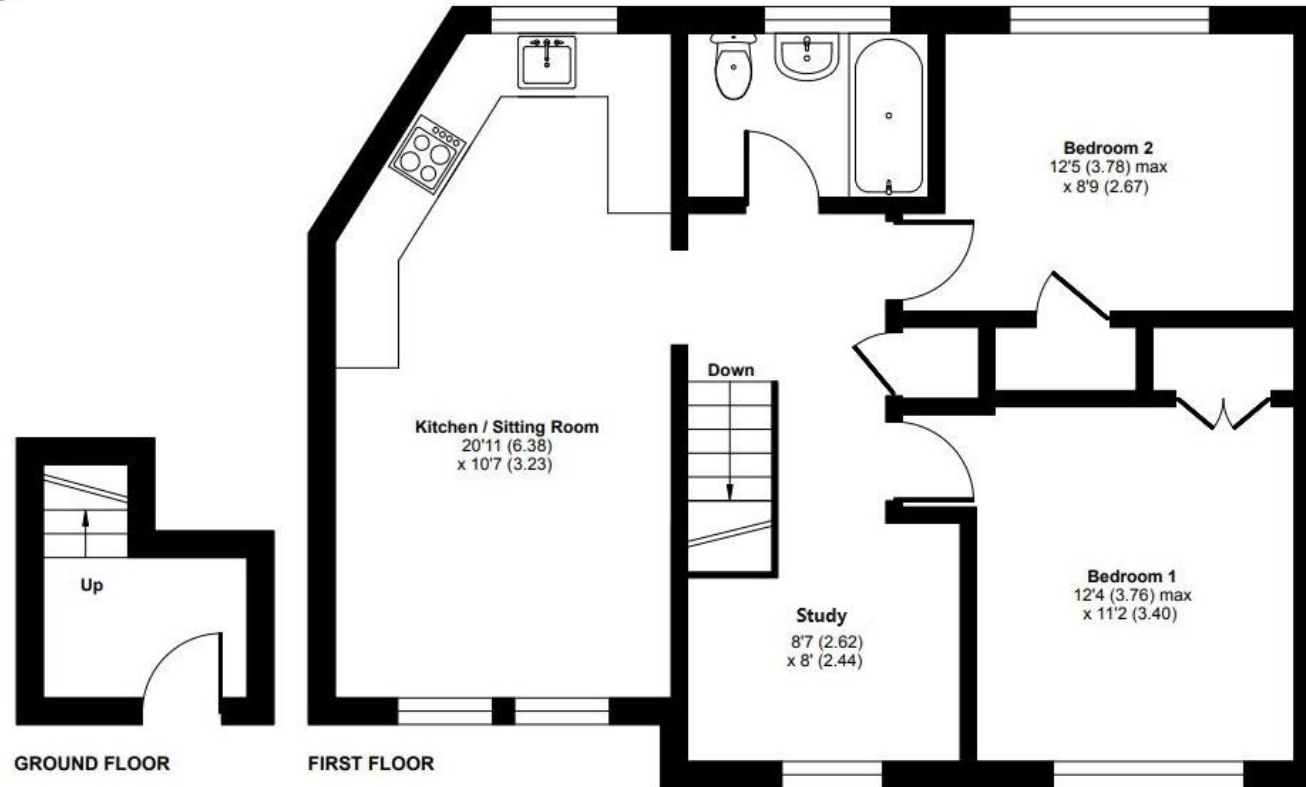
### **ACCOMMODATION**

This two-bedroom, first-floor maisonette with a separate study has been totally upgraded by the current owners and is beyond compare. The property comes to the rental market offering an open plan bespoke, handmade kitchen with dining and sitting area, family bathroom with shower over, two great sized double bedrooms and a separate study. Externally to the front is a shared driveway with parking for three vehicles and access to the exceptionally large rear garden that is mainly laid to lawn.



Approximate Area = 692 sq ft / 64 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlschem 2020. Produced for Charters Estate Agents Limited. REF: 621837



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### GUIDE PRICE

£1,250 per month

### DEPOSIT

Security Deposit: £1442.30 (based on advertised rental price)

Holding Deposit: £288.46 (based on advertised rental price)

### AVAILABLE DATE

22nd April 2024

### MINIMUM TERM

12 Months

### LOCAL AUTHORITY

East Hampshire District Council  
Council Tax Band: C

### SITUATION

Set on the fringes of the beautiful rolling landscapes of the South Downs National Park and less than five miles from the picturesque market town of Alresford and within half an hour's drive of Winchester and the M3, Four Marks combines rural charm with well-connected convenience. Well-served by nearby pubs and eateries, both within the village and in the outlying countryside, Four Marks even boasts its own brewery, which has earned a widespread reputation for authentic, traditional real ales. The village also benefits from good shopping amenities, including Marks & Spencer and Tesco, whilst maintaining its unique character and charm, thanks to a strong presence of independent local retailers and businesses. Within easy striking distance, Alton, the historic market town of Alresford and the ancient cathedral city of Winchester provide first-class shopping, dining out and leisure facilities. With a strong sense of village community, its own doctors' surgery and a Church of England Primary School (as well as secondary schools in nearby Alton) Four Marks is the perfect location for all generations.



Your local multi-award winning agents



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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