



Willis Lane, Four Marks, Alton, Hampshire, GU34 5AP





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Stunning and individual, this detached family home is situated on the edge of the desirable village of Four Marks.



- Stunning detached family home
 - Annex Accommodation
- Four well-appointed bedrooms with two ensembles as well as a family bathroom
 - Stables with paddock and manege
 - Impressive kitchen
 - Utility room
 - Drawing room and study
 - Principal bedroom with luxurious ensuite
 - Beautiful landscaped gardens
 - Home office studio

t: 01420 87666

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ACCOMMODATION

The imaginative vision of the current owners has created an exceptional family home which is built to the highest specification. This substantial home encapsulates the true essence of family living and is positioned within a generously sized plot. There is an array of various living options and it would also work well for a multi-generational lifestyle.

Double doors open into a spacious and welcoming entrance lobby with a wonderful sweeping staircase and doors leading to all principal rooms. A well-appointed drawing room with a feature wood-burning stove has a traditional and contemporary design with French doors opening out onto the private enclosed garden. The outstanding accommodation continues to delight with an impressive designer kitchen which is fully fitted with bespoke storage solutions. The dining area, with views of the garden and across to the fields beyond, is perfect for entertaining and includes dual-aspect windows and doors onto the terrace. Further accommodation downstairs includes a family room, study, utility/boot room and cloakroom.

Stairs rise to the first floor to the four well-appointed bedrooms, with the guest room benefitting from an ensuite and fitted wardrobes. All further bedrooms on this floor are served by the luxury family bathroom. The principal bedroom is light and airy and accessed via its own private staircase, offering fitted wardrobes and an indulgent ensuite shower room.



To complete the internal accommodation there is a delightful annex with two double bedrooms continuing with the high-quality specification. It includes its own entrance, cloakroom and kitchen/dining. Stairs lead to the first floor where there are two well-proportioned bedrooms served by a stylish family bathroom.

Externally, the property is accessed via an electric gated entrance with a security intercom system. The driveway provides ample parking with vehicular access to the substantial gardens, paddock and manege, which measure approximately two acres. There are various lawn areas, patio terraces and planting which provide ideal spaces for outdoor entertaining, relaxing and al fresco dining. This beautiful home also benefits from a garden office/studio, four stables and associated facilities such as tack room, barn and outbuildings.



SITUATION

The charming village of Four Marks is nestled in the quintessential English countryside and 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.



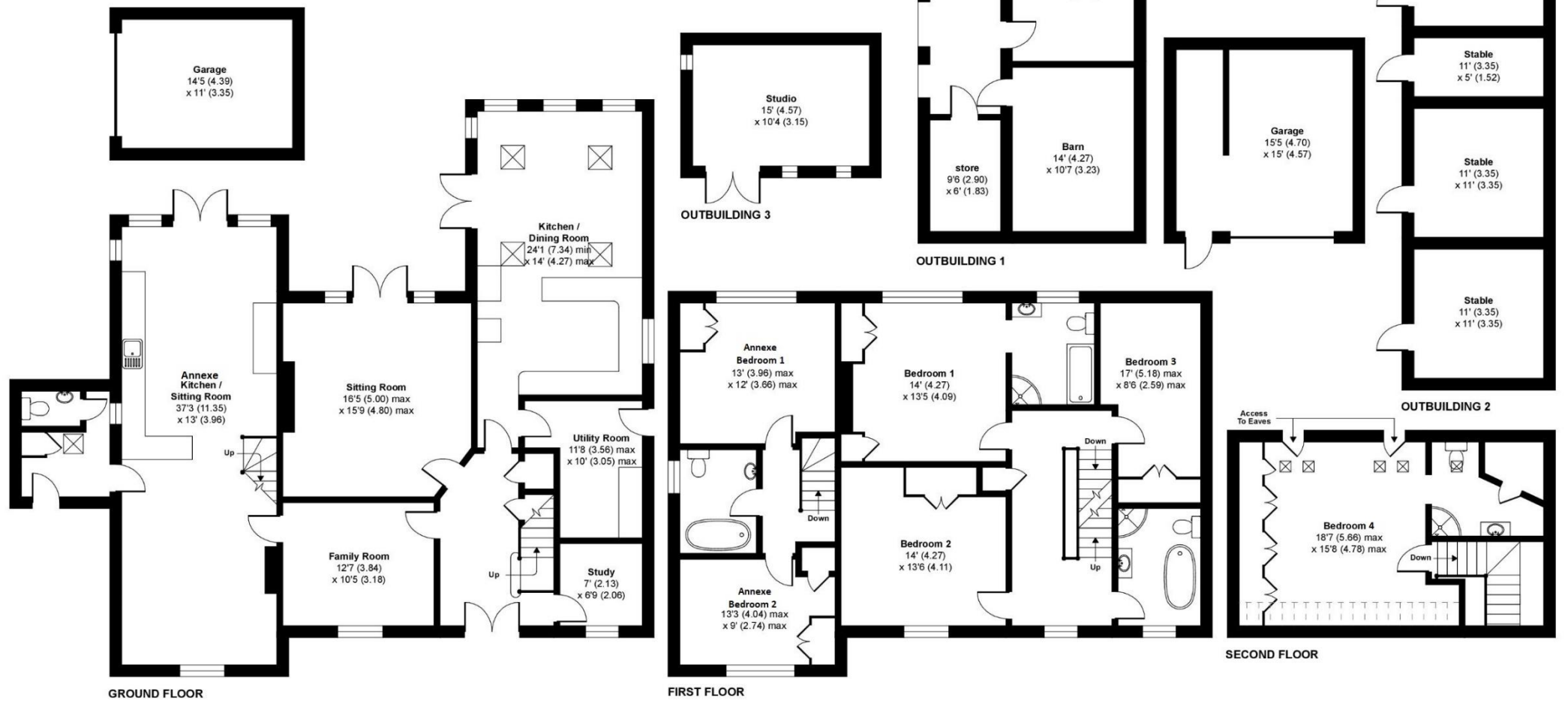
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 3262 sq ft / 303 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Garages = 391 sq ft / 36.3 sq m
 Outbuildings = 1100 sq ft / 102.1 sq m
 Total = 4790 sq ft / 444.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2021. Produced for Charters Estate Agents Limited. REF: 710944





LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: G

GUIDE PRICE

£1,400,000

TENURE

Freehold

AGENTS NOTE

Private drainage, awaiting Environmental Agency
Compliance Certificate.