



Pheasant Close, Four Marks, Alton, Hampshire, GU34 5FH



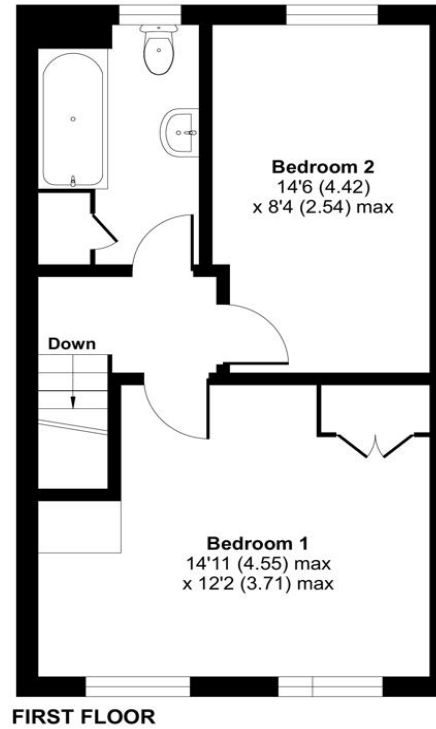
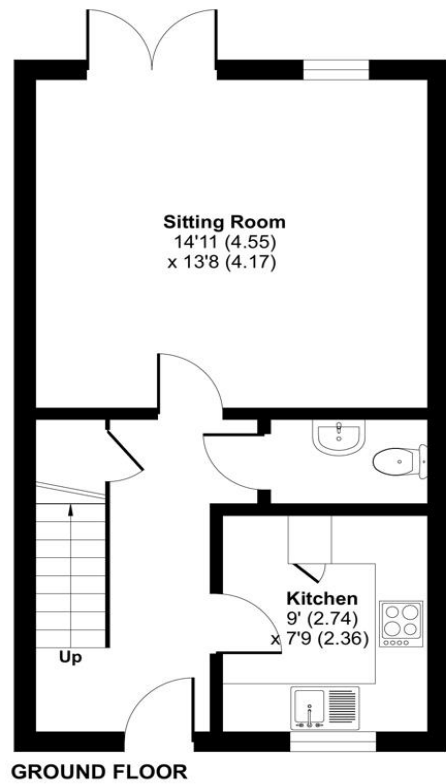
ACCOMMODATION

Nestled within the highly sought after village of Four Marks, this charming two-bedroom terrace house with its contemporary decor and stylish finishes, creates a modern yet inviting atmosphere and is beautifully presented throughout. Only a short stroll to the open green space of the renowned recreational park and country walks straight from your own front door, along with easy access to essential amenities and transport links, this graciously appointed home is one property not to be missed. This multipurpose property would be ideal for not only first-time buyers and downsizing, but would make a fantastic investment property. It comes to the market offering a welcoming entrance hallway, complete with a convenient guest's cloakroom, a modern kitchen equipped with integrated appliances, and a generous open plan sitting/dining room, a great living space for not only entertaining but to relax and unwind. From the hallway, stairs ascend to the first floor, where you will find the two generous sized double bedrooms beautifully decorated, alongside the family bathroom, boasting a bathtub with a shower over. Externally, to the front of the property is your own private parking for two vehicles and to the rear is your own private garden, mainly laid to lawn with a raised decked terrace, ideal for al fresco dining in the summer months. There is also a freestanding shed and a secure gated rear access. This exceptional property offers the perfect home, with modern comforts and convenience and early viewing is highly recommended.



Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	77	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1091229



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

- Stylish terraced house
- Two double bedrooms
- Open plan sitting/dining room
- Part integrated kitchen
- Guests' cloakroom
- Family bathroom
- Driveway parking for two vehicles
- Private garden with terrace
- Solar Panels
- Sought after Four Marks location

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band C

GUIDE PRICE

Asking Price £335,000

TENURE

Freehold