



Weathermore Lane, Four Marks, Alton, GU34 5AN





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This exceptional property is truly a rare opportunity for anyone looking for an equestrian location in the heart of Hampshire.



- Equestrian property
- Stunning semi-rural location
 - Approximately 9-acre plot
- Two large barns/nine stable blocks
- Four-bedroom detached house
 - Two bathrooms
 - Guests cloakroom
- Separate self-contained annexe (no planning applied)

t: 01420 87666

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ACCOMMODATION

Positioned on the edge of the beautiful Weathermore Copse and just outside the South Downs National Park, is one of Four Marks best kept secrets. This exceptional property is truly a rare opportunity for anyone looking for an equestrian location in the heart of Hampshire and close to all amenities, major commuter routes and a five-minute drive from Alton town and the mainline station to Waterloo. The substantial grounds cover approximately nine acres and comes with two large detached barns, one is purpose built to house nine individual stable blocks, a tack room, shower facilities and office, the other is currently partitioned off in to three large workshop areas and is ideal for the storage of large farm equipment. There is separate access via a five-bar gate to the paddock's, stables and barn area and the grounds also benefit from further outbuildings, a summer house and enclosed vegetable/fruit plot. This substantial accommodation also comes with bridleways straight from the property and stunning countryside walks, this truly is an outstanding opportunity not to be missed. The main house covers over 2,200 sq. ft. of accommodation and needs some modernisation, along with a large indoor swimming pool that has been converted in to a generous self-contained annexe, note (planning was not applied for). The property comes to market offering an entrance lobby, guests cloakroom, a generous dual aspect sitting room with French doors leading to the dining room/second reception room, a good-sized kitchen, breakfast, snug area with French doors to the private garden and a separate utility room. There is an inner hallway that leads to a generous second utility/boiler room and the converted swimming pool/annexe, to include a newly installed wet room and kitchenette and a 34ft x 29ft living space with access to the private gardens and bedroom accommodation. There is also access to an inner lobby and storage area. A staircase leads from the main house entrance lobby to the family bathroom and the four generous double bedrooms with the principal suite offering an en-suite bathroom. Externally, there is a private garden, mainly laid to lawn, with mature trees, perennials & herbaceous borders. Gravitate towards the perfect life, home is definitely where the heart is



SITUATION

The property occupies a secluded and rural position on the edge of the sought-after village of Four Marks which is nestled in the quintessential English countryside and is perfectly placed for all lovers of the great outdoors. The village is steeped in history that delights with much character and diverse architecture. The splendid village centre provides everyday amenities with a range of High Street retailers.

Outdoor pursuits and leisure facilities include breath-taking walks via a network of footpaths over the varied landscapes, as well as riding, cricket and golfing which are all available. The village has a good range of facilities including a primary school and Church. Road and rail links are provided by the M3 motorway and Alton train station with a regular service to London Waterloo







LOCAL AUTHORITY
East Hampshire District Council
Council Tax Band:

GUIDE PRICE
Asking Price £1,475,000
*Disclaimer: Private Drainage - No Environmental
Compliance Certificate available.*

TENURE
Freehold