







## Wymon Dene, Alton Lane, Four Marks, Alton, Hampshire, GU34 5AJ

*This exquisite property, designed with Swedish precision, British craftsmanship and ecological consciousness, is situated within approximately 4.5 acres of picturesque land along a tranquil village lane. Ideally located within the sought after village of Four Marks with main commuter/bus routes and amenities, this exceptional home is truly beyond compare and features a style conscious design highlighted by vaulted ceilings, glass accents, chrome finishes, and natural wood elements.*



- Swedish designed/ecological detached house
- Stunning location of approx. 4.5 acres • Four double bedrooms
- Four bespoke bathrooms • 36.8ft kitchen/breakfast/family room
- Separate utility • Sitting room with wood burner • Dining area
- Garden studio with en-suite shower • Detached double garage with room above/en-suite • Private gated driveway • Stunning grounds with countryside views • NO FORWARD CHAIN

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## ACCOMMODATION

This exquisite property, designed with Swedish precision, British craftsmanship and ecological consciousness, is situated within approximately 4.5 acres of picturesque land along a tranquil village lane. Ideally located within the sought after village of Four Marks with main commuter/bus routes and amenities, this exceptional home is truly beyond compare and features a style conscious design highlighted by vaulted ceilings, glass accents, chrome finishes, and natural wood elements. Upon entering this handsome home, you are greeted by an inviting entrance lobby leading to an impressive triple-aspect sitting room, adorned with a wood burner and access to the terrace offering panoramic views across open countryside. The heart of this home is the expansive 36.8ft open plan living space featuring vaulted ceilings, skylights, and triple-glazed doors opening onto a spacious veranda and terrace area. This central living space offers a fully integrated contemporary kitchen/breakfast/family room ideal for entertaining friends and family. Additional highlights include a separate utility room with wall-to-wall integrated storage, a dining area, and a versatile study/fourth bedroom with an adjacent shower room, to complete the ground floor accommodation. Ascend the stunning glass, chrome, and wood staircase to the first-floor landing. Here, you will find the family bathroom and three double bedrooms, with bedroom two offering en-suite shower facilities. The magnificent principal suite is an ideal place to relax and unwind, complete with fitted storage and an impressive en-suite bathroom to include 'his and her' sinks. Separate from the main house there is a detached studio, an ideal creative sanctuary featuring wood floors, an en-suite shower, and guest bedroom/studio space. The large driveway is sufficient for multiple vehicles and leads to the detached double garage housing both power and light. From the garage stairs lead up to a further office/bedroom with en-suite shower, ideal for additional accommodation. In addition, there is also a variety of outbuildings, including a polytunnel for gardening enthusiasts. The stunning gardens are meticulously landscaped, featuring beautiful planting, mature hedgerows and perennials, with rolling fields beyond. Disclaimer: Private drainage



## SITUATION

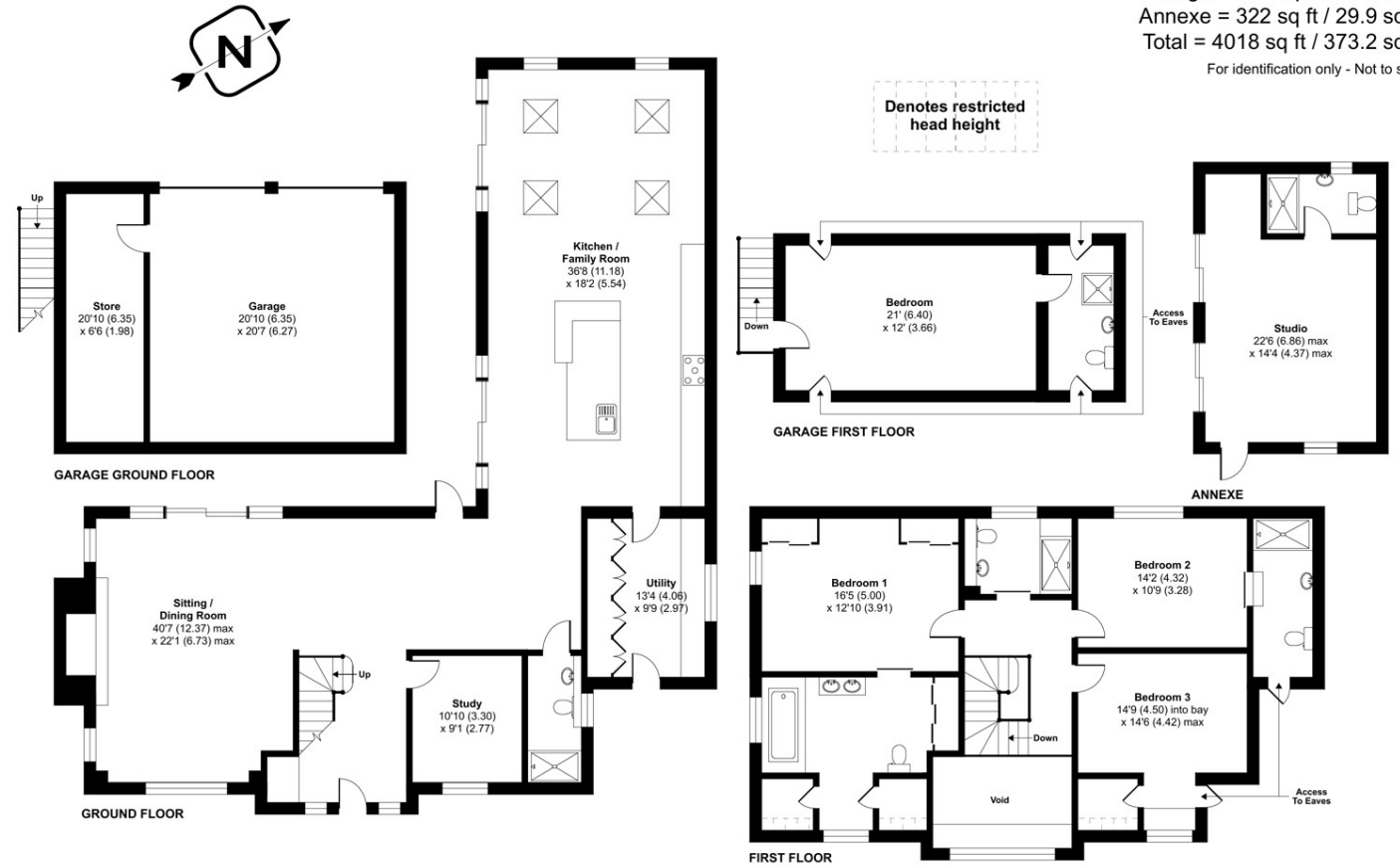
The charming village of Four Marks is nestled in the quintessential English countryside, surrounded by an area of outstanding natural beauty. Four Marks provides for all your everyday essentials with a Marks and Spencer, Tesco, pharmacy and bakery in the local parade of shops. The pretty market town of Alton is just 4 miles away offering an exciting mix of bars, restaurants and larger high street stores.

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>98</b>	<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	



Approximate Area = 2777 sq ft / 257.9 sq m (includes garage)  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Garage = 906 sq ft / 84.1 sq m  
 Annexe = 322 sq ft / 29.9 sq m  
 Total = 4018 sq ft / 373.2 sq m

For identification only - Not to scale



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: 1094786





**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band G

**GUIDE PRICE**

Asking Price £1,550,000

**TENURE**

Freehold