



Cotswold Close, Four Marks, Alton, Hampshire, GU34 5JZ









## 5 Cotswold Close, Four Marks, Alton, Hampshire, GU34 5JZ

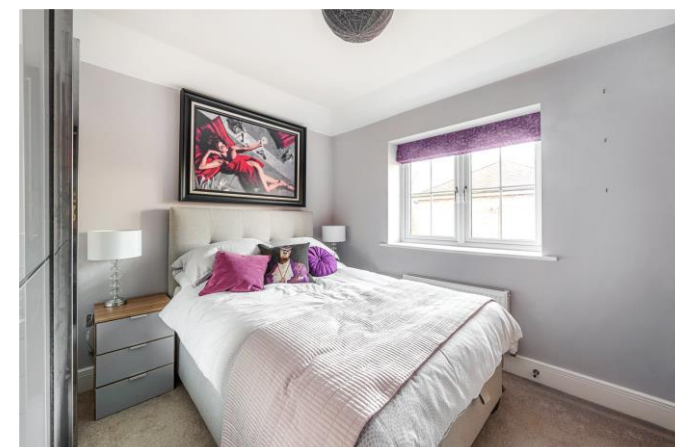
*This contemporary four bedroom detached house, currently being utilised as a three bedroom, effortlessly blends modern comfort and a bespoke, contemporary elegance throughout.*



- Exceptional, four bedroom detached house
- Three bathrooms and guests cloakroom
- Fourth bedroom now an open plan closet
- Kitchen/dining/breakfast room
- Separate utility room
  - Solar panels
  - Dual aspect sitting room
- Bespoke Garden room (With Wi-Fi/office/gym & bar)
  - Designer Zen style garden
- Driveway parking
- Car barn & part converted garage space

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## ACCOMMODATION

Ideally situated within a sought-after village location with convenient access to major commuter/bus routes, amenities, schools and country walks straight from your own front door. As you step into this exquisite family residence, you are welcomed by a spacious entrance lobby, a guest's cloakroom and generous under stairs storage. There is a spacious 20ft, dual aspect sitting room with French doors leading out to the garden terrace and an exceptional 'hub of the home' fully integrated kitchen/breakfast/dining/snug, flooded with natural light and having access to the private rear garden bringing the outside in. There is also a separate utility room and a study, this completes the accommodation on the ground floor. From the entrance lobby, stairs ascend to the first-floor landing where you will find the four bedrooms, currently being utilised as three as the current owners have created a stylish, open plan, fully fitted closet area. There is also the graciously appointed four-piece family bathroom and both bedrooms two and the principal suite offering ensuite shower facilities. Externally, to the front of this handsome home you will find driveway parking, a car barn and the part garage, an ideal place for additional storage. A secure side access leads you to the absolutely stunning 'Zen style' private wrap-around garden with a unique, bespoke garden room offering a second study equipped with WIFI, gym, snug and bar area, ideal for entertaining and socialising with family and friends. This beautifully landscaped garden offers a low maintenance lawn, various terrace areas ideal for al fresco dining in the summer months, along with a pergola and freestanding shed offering additional storage for gardening tools and equipment. This stunning contemporary home offers a plethora of attractive features and is definitely one property not to be missed, early viewings is highly recommended.





## 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.





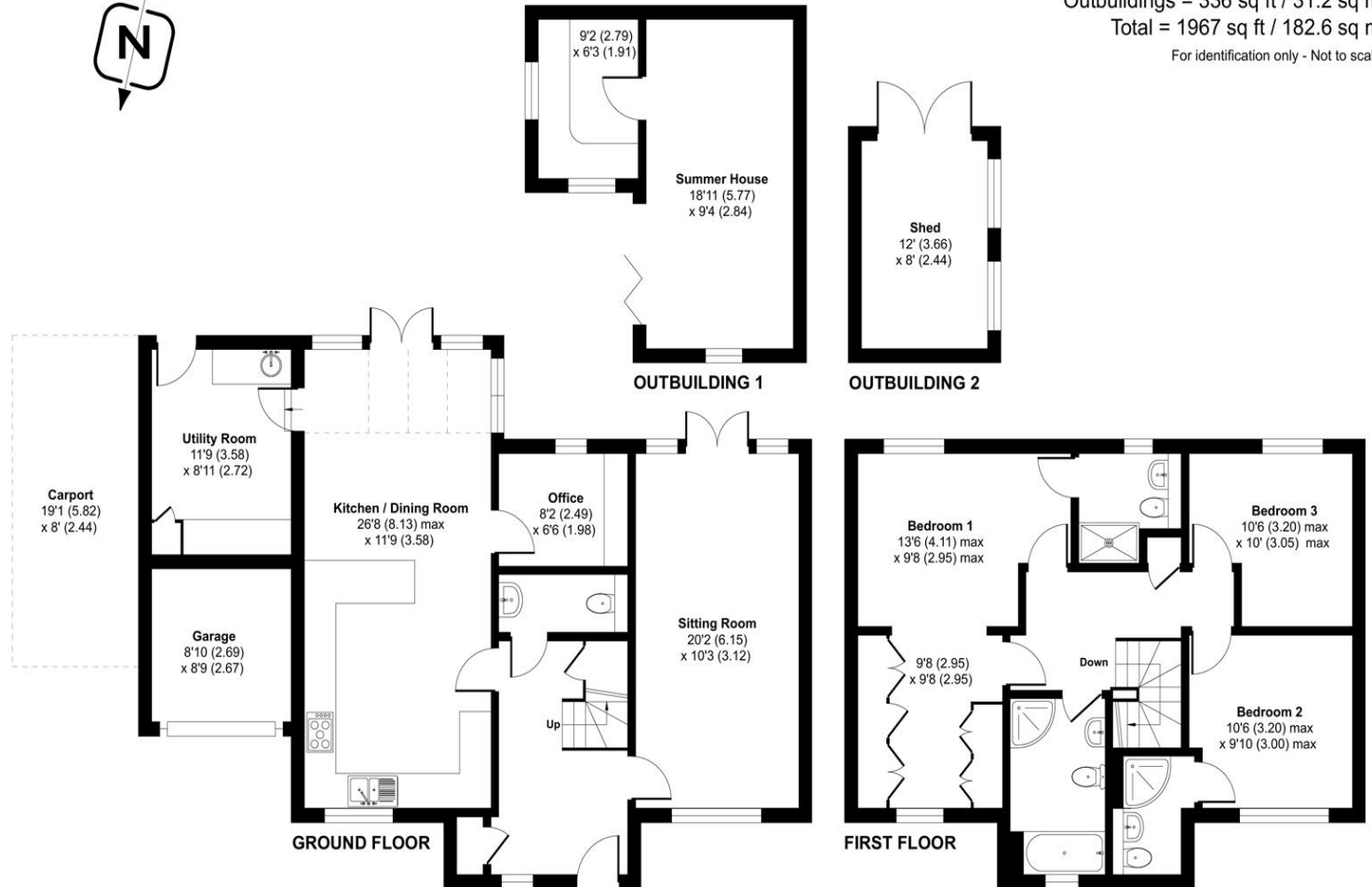




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	87	88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



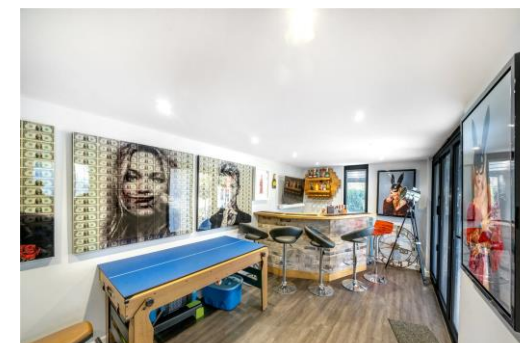
Approximate Area = 1553 sq ft / 144.2 sq m (excludes carport)  
 Garage = 78 sq ft / 7.2 sq m  
 Outbuildings = 336 sq ft / 31.2 sq m  
 Total = 1967 sq ft / 182.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2024. Produced for Charters Estate Agents Limited. REF: 1089083







**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band F

**GUIDE PRICE**

Guide Price £749,995

**TENURE**

Freehold