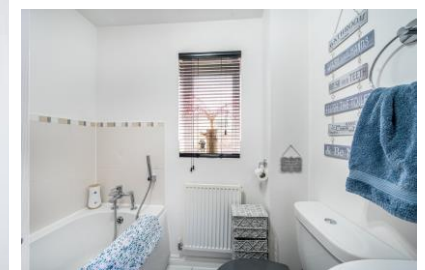


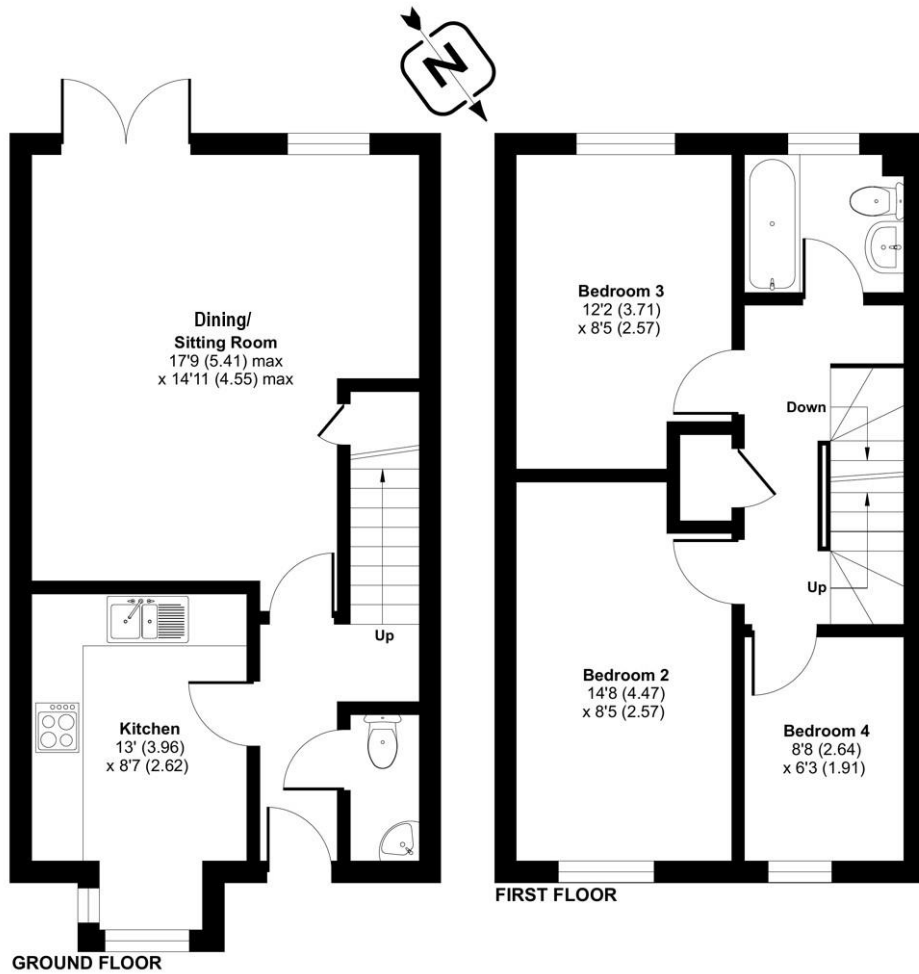


Lapwing Way, Four Marks, Alton, Hampshire, GU34 5FD

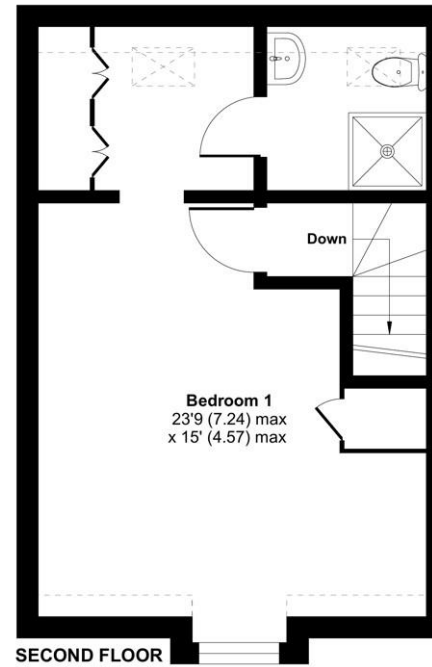


## ACCOMMODATION

This exceptional four-bedroom semi-detached home offers everything you need and more. With its flexible living spaces, modern amenities, and prime location, it's the perfect place to create lasting memories with loved ones. Situated within the sought-after village of Four Marks, this stunning property offers the perfect blend of tranquillity and accessibility. The heart of the home is the open plan, part integrated kitchen/breakfast room, perfect for cooking and catching up after a busy day. Off of the entrance hallway is a guest's cloakroom and the generous sitting/dining room with French doors to the garden. Stairs ascend from the entrance hallway to the first floor where there are three well-appointed bedrooms providing ample space for family members or guests, along with the family bathroom. The crowning jewel of the house, the 23ft principal suite awaits on the second floor. With a dual aspect dressing area and en-suite shower room, this luxurious retreat offers privacy and serenity. Externally, the private 'Zen' style walled garden offers a tranquil retreat with its beautifully planted raised borders and two terrace areas, ideal for al fresco dining in the summer months, there is a secure gated access to the garage, supplied with power and light and private parking for both yourselves and guests. Don't miss out on the opportunity to make this stunning property your own, early viewing is highly recommended.



Approximate Area = 1153 sq ft / 107.1 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Total = 1177 sq ft / 109.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	78	
(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	

Denotes restricted head height



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: 1106471



### 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.



### **SPECIFICATION**

- Exceptional semi-detached house
- Four bedrooms
- Two bathrooms and guest's cloakroom
- Part integrated kitchen/breakfast room
- Sitting/dining room
- 23ft principal suite with dressing area
- Garage with power and light
- Private parking
- South facing 'Zen' style garden
- Beautifully presented throughout

### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band D

### **GUIDE PRICE**

Asking Price £425,000

### **TENURE**

Freehold

Biannual Estate Management Fee £200 approx.

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*