

Online brochure



St. Margarets Mews, Winchester Road, Four Marks, Alton, Hampshire, GU34 5FW

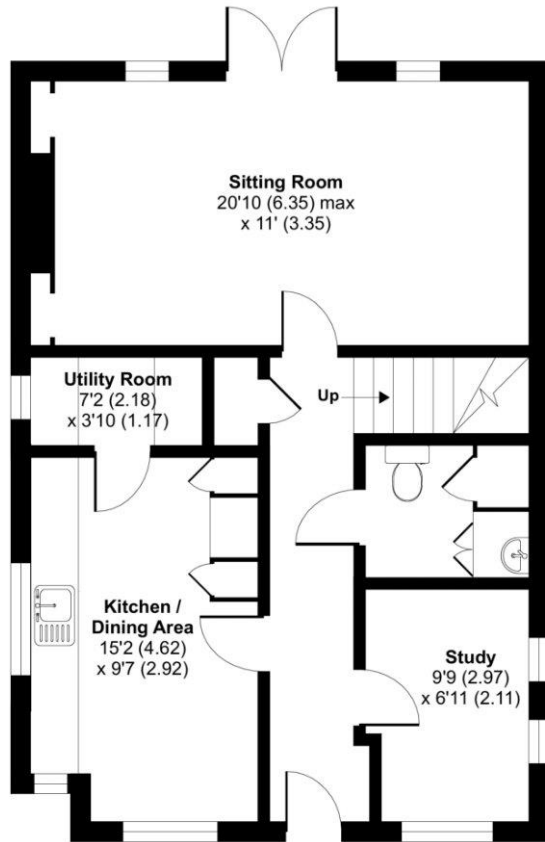


ACCOMMODATION

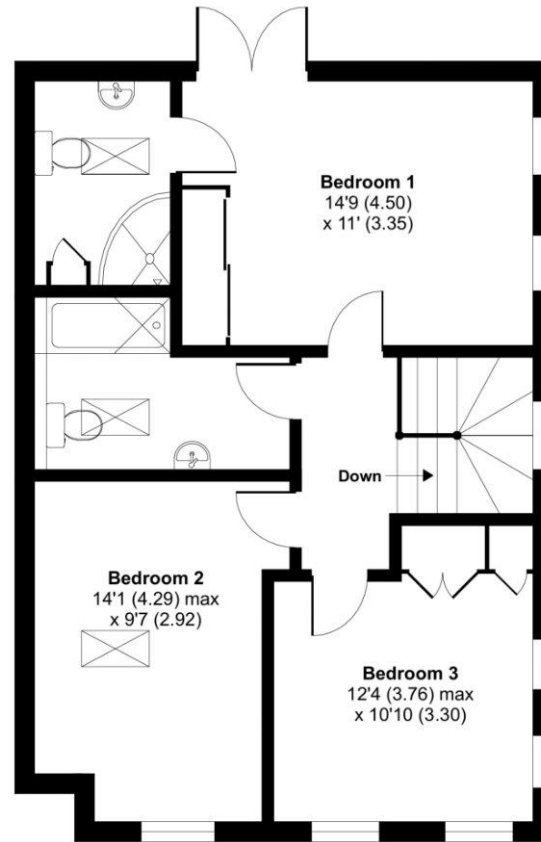
This impressive detached home, built in 2012 by the highly regarded Red Oak Developments Ltd., is situated in the heart of Four Marks village. Part of an exclusive courtyard of just five properties, it combines modern design with exceptional energy efficiency, having achieved a Governmental SAP A-rating. The house features three spacious double bedrooms, including an en-suite to the master, a family bathroom, two reception rooms, a dining kitchen, utility room, and cloakroom. Outside, there is a landscaped, low-maintenance garden with a shed and adjoining double-width parking spaces. Designed to rigorous Lifetime Homes standards, the property offers enhanced daylighting, security, and mobility. It includes Secure by Design triple-glazed windows and doors, a state-of-the-art heat recovery ventilation system, and solar photovoltaic panels for electricity generation, alongside thermostatically controlled gas radiators.

Approximate Area = 1274 sq ft / 118.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	94	95
(81-91)	B		
(69-80)	C		
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1221247

SITUATION

The property is located within a short walk of the village centre and main bus routes. An excellent range of local shops include Tesco's and M&S Food, together with several other local outlets. Four Marks boasts an outstanding local primary school, a lovely welcoming community and beautiful countryside walks right on your doorstep. Chawton woods within the South Downs National Park being only a 10-minute walk. The woods offer beautiful, peaceful walks.



SPECIFICATION

- Modern 2012 detached home in exclusive 5-house courtyard.
- Adjacent to Four Marks shopping centre, 4.5 miles to Alton.
- Three double bedrooms, en-suite, and family bathroom.
- Two reception rooms, dining kitchen, utility, and cloakroom.
- Energy-efficient design with SAP A-rating.
- Secure by Design triple glazing and solar panels.
- Landscaped low-maintenance garden with large shed.
- Adjoining double-width parking spaces.
- Highly rated village school within 1.5 miles.
- Convenient access to Basingstoke, Guildford, and Winchester.

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band E

ASKING PRICE £550,000

TENURE

Freehold