



The Shrave, Four Marks, Alton, Hampshire, GU34 5BH



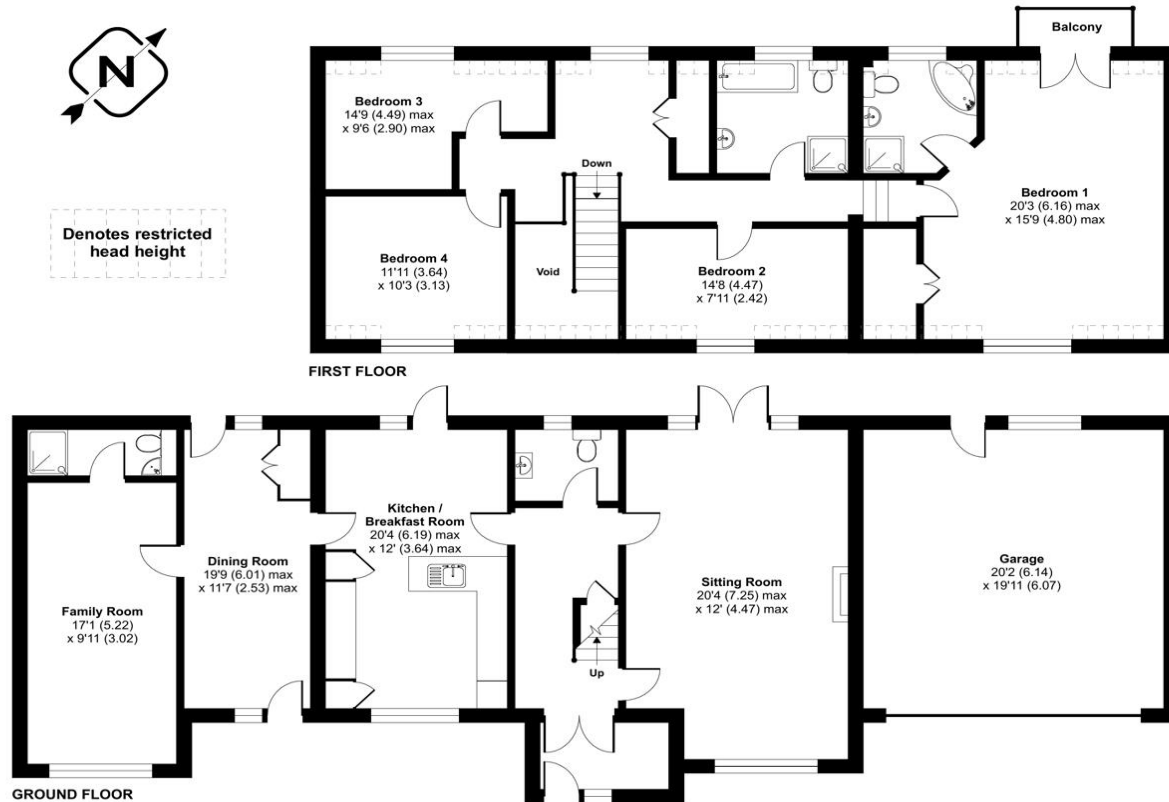
## SPECIFICATION

- 4 bedroom detached house
- Flexible living accommodation
- Principal bedroom with ensuite
- Newly fitted family bathroom
- Impressive kitchen dining room
- Ample parking for multiple cars along with a double garage.
- Large split level garden with outstanding views

## ACCOMMODATION

This beautiful four-bedroomed property, located in Four Marks, provides the perfect family home by offering extremely flexible and spacious living accommodation. You approach the house via a private driveway which offers ample parking for multiple cars along with a double garage. You enter the property into a generous hallway which has a downstairs cloakroom at the far end. To the right you enter a bright double aspect lounge with patio doors opening on to the upper terrace, an ideal spot to relax and enjoy the views over the rolling countryside. To the left from the hallway is the hub of the home; an extremely spacious fitted kitchen with built-in appliances, space for a dining and ample cupboards and drawers. There is also a separate utility room and an extremely versatile family room with a shower room – this is multi-purpose and could be used as a snug, further bedroom or office. An impressive staircase leads up to the first floor where you will find a superb principal bedroom with en-suite bathroom and Juliet balcony providing stunning countryside views. There are three further good-sized double bedrooms and a newly fitted family bathroom. The split-level garden can be accessed either from the reception room or the utility room and provides an upper patio for Al Fresco dining and steps down to a well-manicured lawn. Please note that fresh exterior painting will be undertaken at the property in Spring at minimum disruption to tenants and window dressings and final garden landscaping are currently being completed.

Approximate Area = 2625 sq ft / 243.8 sq m (includes garage)  
 Limited Use Area(s) = 68 sq ft / 6.3 sq m  
 Total = 2693 sq ft / 250.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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 2025. Produced for Charters Estate Agents Limited. REF: 1249808

### SITUATION

The 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 6 miles away offering an exciting mix of bars, restaurants and larger high street stores.

### LOCAL AUTHORITY

East Hampshire District Council  
**Council Tax Band G**  
**Minimum Term 12 Months**

### £2,995 PER MONTH

Security Deposit £3,455.76 (based on advertised rental price)  
 Holding Deposit £691.15 (based on advertised rental price)



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