



## Gloucester Close, Four Marks

Alton, Hampshire, GU34



*Beyond your expectations*



# A very spacious individual family house with five bedrooms.

**Hamptons International**

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Spacious Galleried Reception Hall | Sitting Room | Study |  
Exceptional 28'6 / 8.69m Kitchen / Dining /Family Room | Utility Room | 5 Bedrooms |  
3 En Suite Shower Rooms | Family Bathroom | Cloakroom | Detached Double Garage | Parking | Garden

**Guide Price £725,000 Freehold**

## Description

A stunning modern family house of exceptional space and design, completed in 2007, standing in a very appealing and convenient village location. The house is very well presented and extends in all to about 246 sq. metres (2648 sq. ft.). Special thought and consideration was given to the design of the house to create a spacious and comfortable family home. The feeling of light and space is immediate with a very impressive galleried reception hall. The generous and versatile living accommodation includes a spacious double aspect sitting room with a gas stove set in a stone fireplace as well as two sets of double doors opening out to the garden. The careful design of the house also includes a second sitting room or study. The living accommodation is beautifully complemented by a fully equipped and far larger than expected kitchen/dining/family room with double doors opening out to the rear garden and providing an ideal layout for day to day living. The kitchen is set around an island with a full range of beech fronted cabinets and integrated appliances including a five ring gas hob, electric oven, microwave/oven/grill and dishwasher. The property also has the considerable benefit of a separate utility room. There are five double bedrooms set around a large galleried landing including three bedroom suites. Of note, the principal bedroom has a vaulted ceiling and a lovely view over the rear garden towards the village. There is also a further separate family bathroom. Further features of note include under floor heating to the ground floor and an integrated

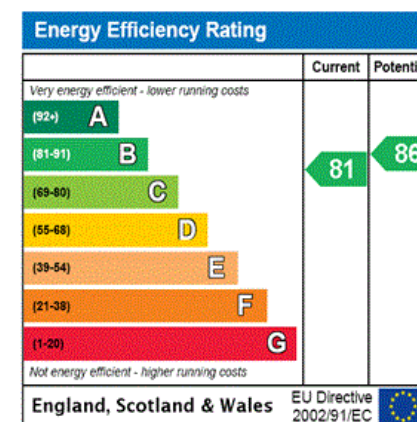
vacuum system. This is a very appealing family home.

## Outside

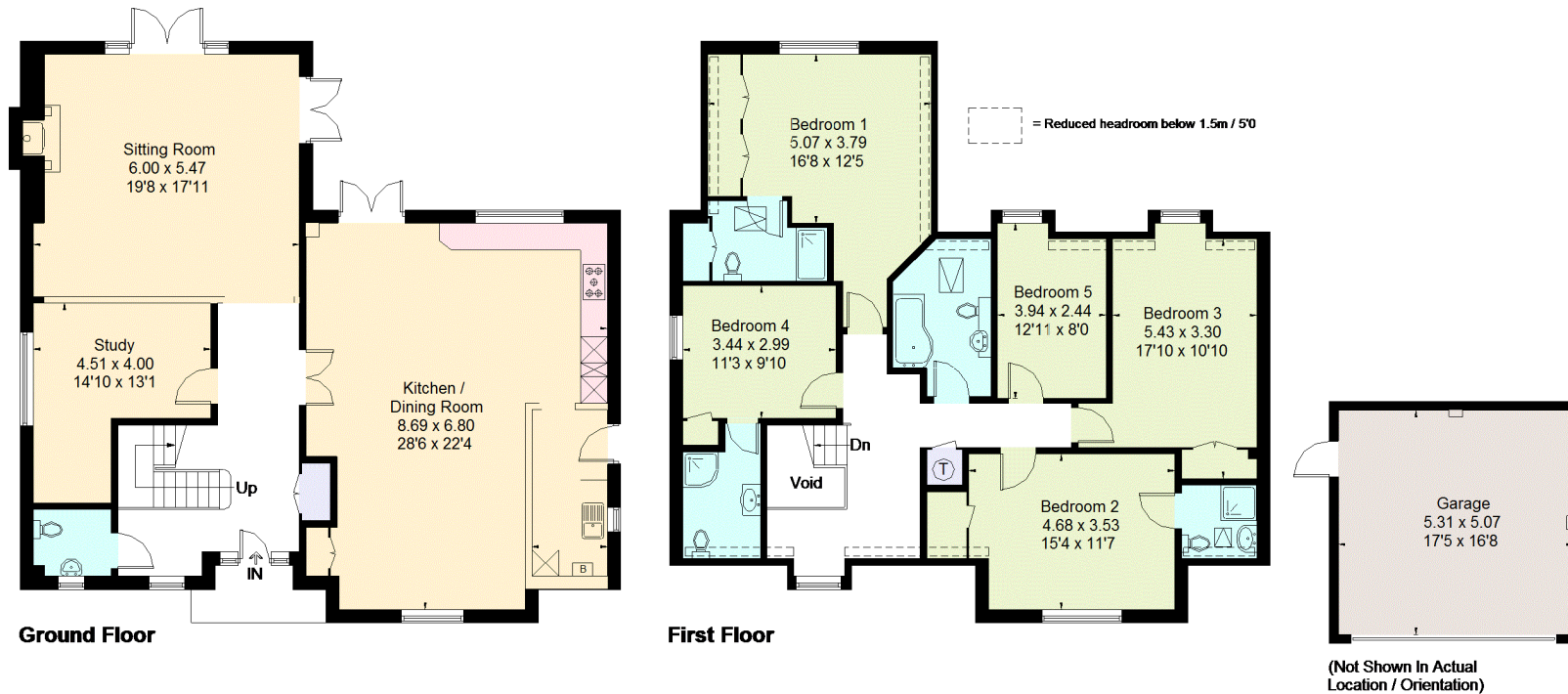
The house stands within an attractive landscaped garden providing a beautiful setting with an area of lawn with well stocked flower and shrub borders and several young and mature trees. An extensive area of decking provides an ideal outside seating area and adjoins the sitting room and kitchen. A tarmac driveway is approached via a five bar gate and provides ample parking and access to the detached double garage.

## Location

The property stands about one mile to the south west of the centre of the village of Four Marks in a mature and established setting. The active village of Four Marks has a parade of shops, church and primary school. In addition, the market town of Alresford provides a further range of day to day facilities including the very well renowned Perins secondary school. The regional centres of Winchester, Basingstoke and Alton collectively provide a comprehensive range of facilities as well as mainline railway stations to London Waterloo.



Approximate Gross Internal Area = 246 sq m / 2648 sq ft  
(Excluding Void)  
Garage = 26.8 sq m / 288 sq ft  
Total = 272.8 sq m / 2936 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



