



Kingswood Rise, Four Marks  
Alton, Hampshire, GU34



*Beyond your expectations*



# An exceptional family home with five bedrooms.

**Hamptons International**

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No Onward Chain | 5 Bedrooms | 3 Bathrooms | 3 Reception Rooms | New 27'7 Kitchen/Dining Room | Fitted Kitchen Appliances | Loft Conversion | New Bathrooms and Cloakroom | New Boiler and Magaflow Hot water tank | New Windows | New Flooring | Complete Redecoration

**Guide Price £665,000 Freehold**

## Description

A spacious and beautifully appointed detached house of character standing in a very convenient village location with a south-west facing rear garden. The house is presented to a very high standard and has been carefully extended and refurbished to create an exceptional family home with bright and well-proportioned accommodation. Features of note include a stunning open plan family kitchen/dining room. This is the centrepiece of the house and is a magnificent room extending to 27'7 / 8.41m with multiple doors opening out to the rear garden and terrace. The kitchen is set around an island and is fitted with a range of attractive cabinets and integrated appliances including a dishwasher, induction hob, oven and combination oven, warming drawer, extractor hood and granite work surfaces. The further ground floor accommodation is very flexible and includes a sitting room with a central brick fireplace, study and family room. There is also a utility / boot room and cloakroom. There are four well-proportioned bedrooms to the first floor including a principal bedroom suite with an en-suite shower room as well as a family bathroom. The imaginative conversion of the second floor has created a spacious guest bedroom with luxury en-suite facilities including large walk in shower. Of note, each of the bath and shower room suites have been refitted with stylish modern sanitary ware.

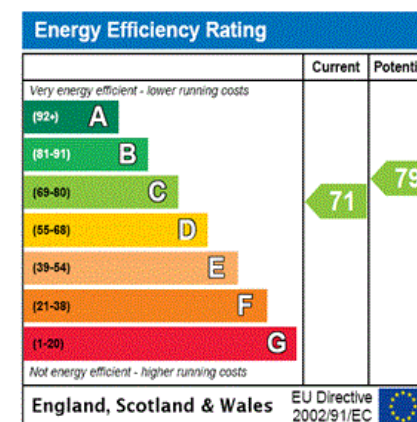
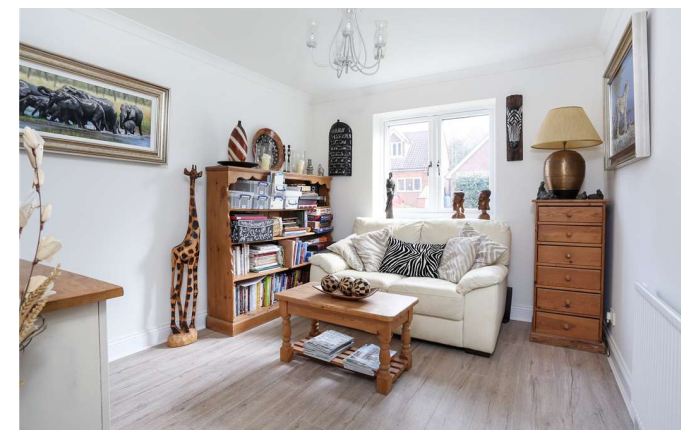
## Outside

The house is complemented by a well-established rear

garden providing a good degree of seclusion and enjoying a southerly and westerly aspect. The garden has been laid to lawn with an adjoining paved terrace providing an ideal outside entertaining area. There are well-stocked flower and shrub borders and a garden shed fitted along one side of the house. The house is approached via a driveway to the front providing parking for four cars.

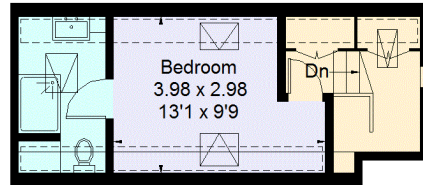
## Location

The house stands within a thoughtfully considered and well designed development by Squires Bridge, with areas of open space and mature trees. Much of the appeal of the popular village of Four Marks is its location amidst fine Hampshire countryside between the villages of Ropley, Medstead and Chawton. The regional centres of Winchester, Basingstoke and Alton collectively provide a comprehensive range of facilities as well as mainline railway stations to London Waterloo. The 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 as well as Perins secondary school. The A31 provides a route to the A3 and M3 linking to London, the south coast and beyond.



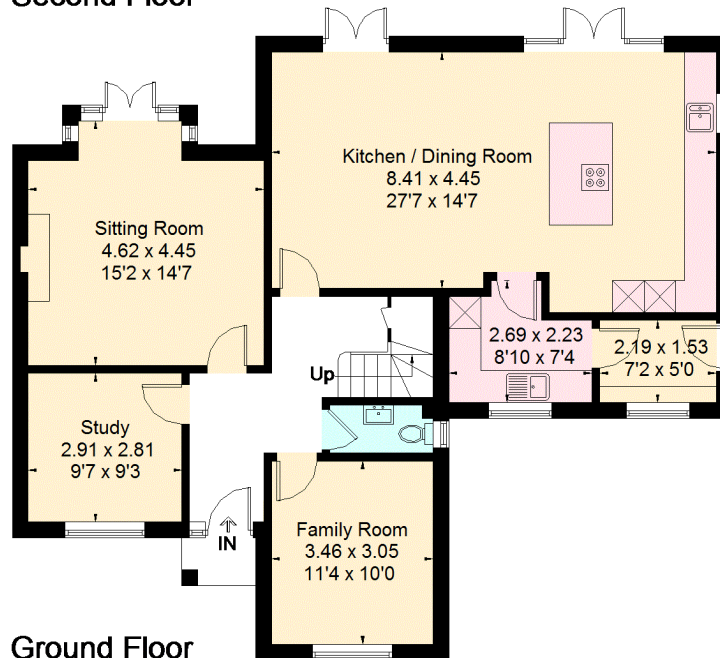
# Kingswood Rise, Four Marks, Alton

Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft

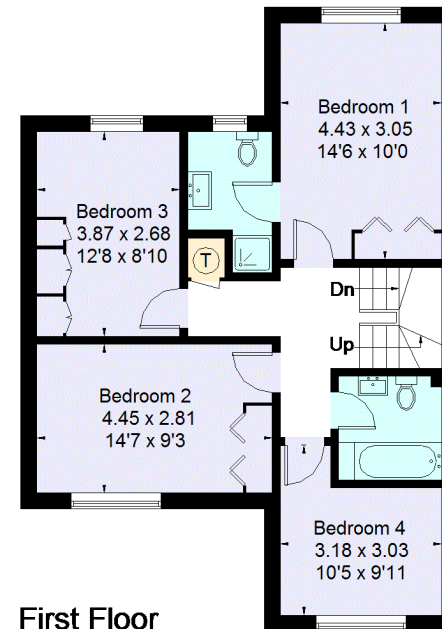


Second Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 184954

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.



