



ESTATE AGENTS



Four Marks, Hampshire

OIEO £1,000,000



# Four Marks, Hampshire

Offered with no onward chain is this stunning barn conversion which has been completely renovated by the current owners and set within 3.5 acres of land with stable block and green oak garage. There is further scope for extension (STPP) to make this a truly exceptional equestrian home.

Enter this charming property into the entrance hall with tiled floors, to the left you will find the cloakroom and beyond this a door leading into a stunning 23' Kitchen/Breakfast room with newly fitted units, integrated double cooker, integrated double fridge and freezer and combination of woodblock surfaces and granite with inset sink unit. Another feature that has been added by the current owners is the vaulted ceilings complete with beams. Off the kitchen is a rear porch which can be used as a boot room or utility.

To the right of the entrance hall you will find the impressive 29' Living/Dining room, the dining area has tiled floors and the living area is carpeted with a brick built fireplace with wood burner, French doors offering views over the garden and vaulted ceilings with beams.

Beyond this is the bedrooms, there are two doubles and a further single. The master bedroom has French doors leading onto the garden and an ensuite shower room which has been recently refitted. The family bathroom has also been refitted to a high standard and has an enclosed bath, wash hand basin set in vanity unit and wc, the floor is tiled and the walls part tiled.

To the rear of the property you will find a newly constructed 'green oak' garage, beyond this is the stable block with five stables, an open barn, an area of hard standing and a gate leading out to the majority of the land.

The property has approximately 3.5 acres of land which is enclosed by newly erected fencing. The land is split into three paddocks and a chicken coop. The formal garden is accessed via five bar gate, mainly laid to lawn with a gravel drive leading to the garage.

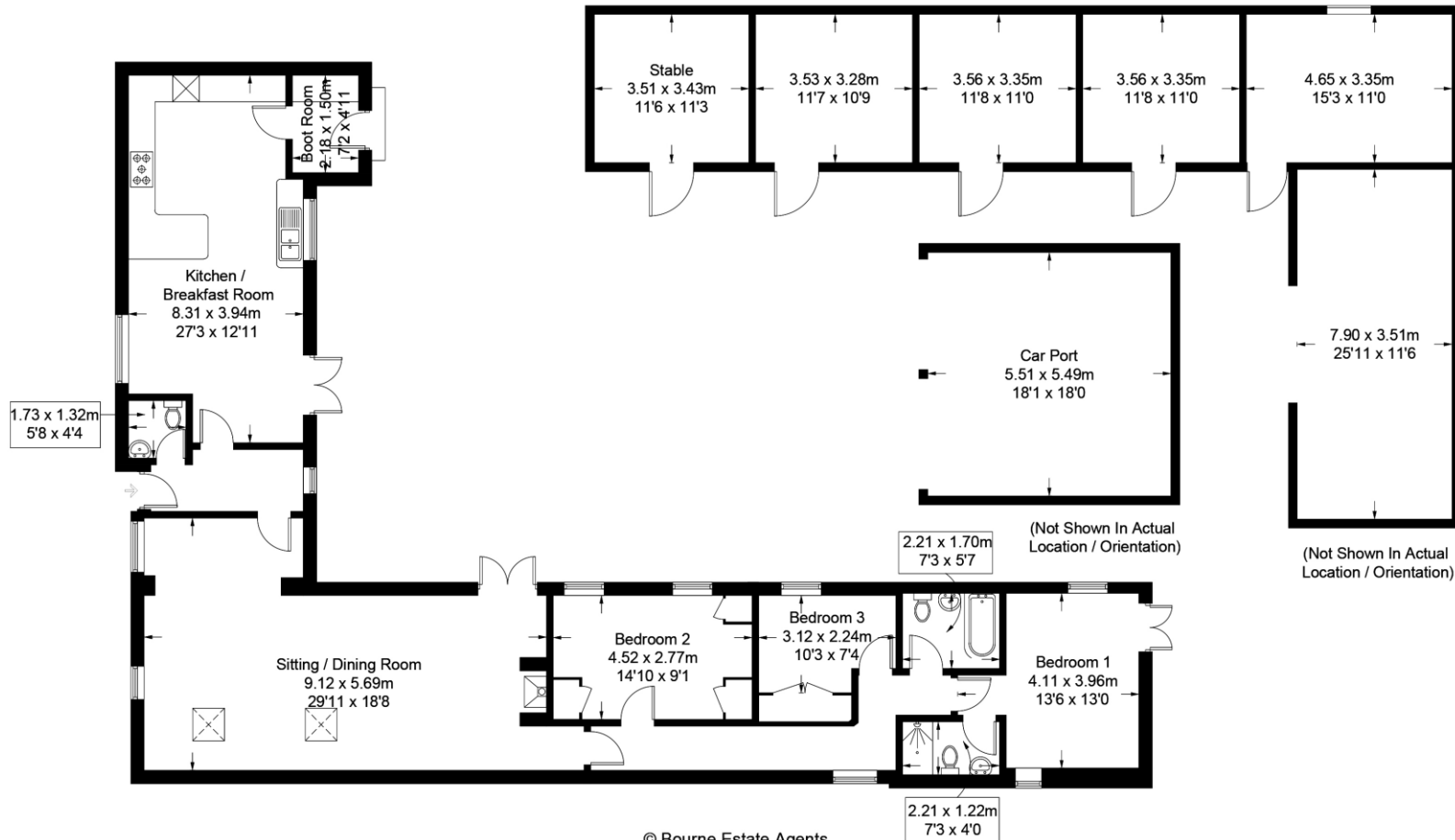
- Equestrian Home
- 3.5 Acres
- Barn Conversion
- Three Bedrooms
- Tastefully Modernised
- En Suite & Bathroom
- Potential To Extend (STPP)
- Green Oak Garage
- Stable Block
- No Onward Chain



# Floor Plan

## Willis Barn, Willis Lane, GU34

Approximate Gross Internal Area = 138.0 sq m / 1485 sq ft  
 Stable Block = 93.2 sq m / 1003 sq ft  
 Total = 231.2 sq m / 2488 sq ft

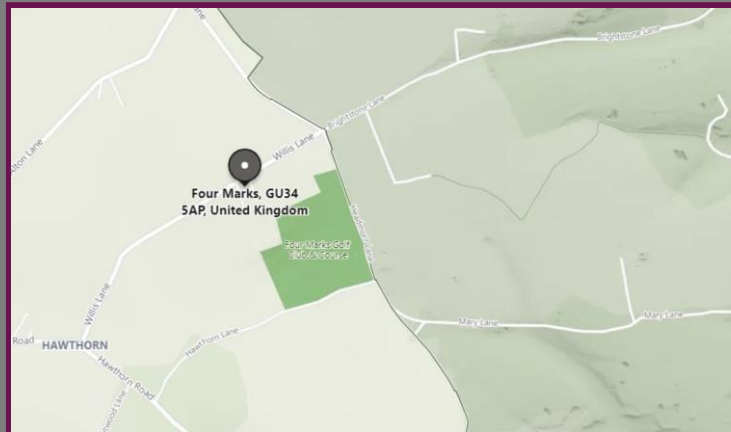


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID824437)

# Location

This barn can be found in a relatively quiet road with countryside views to the front and rear. From the A31, turn left into Telegraph Lane, take your 3rd right into Willis Lane and the property can be found approximately half way down on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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