



HARRISON BRIDGER
INDEPENDENT ESTATE AGENTS

Residential
Commercial
Sales
Lettings



28 Lymington Bottom, Four Marks, Alton, GU34 5AH
Guide Price £950,000



Substantial 4-bedroom, 3 reception room, detached property, large garden and garages in need of renovation or development

**ENTRANCE HALL • LIVING ROOM • DINING ROOM • OFFICE •
KITCHEN/BREAKFAST ROOM • UTILITY ROOM • CLOAKROOM •
LANDING • MASTER SUITE ENSUITE AND DRESSING ROOM •
3 FURTHER BEDROOMS • FAMILY BATHROOM • GARAGE/HANGER**

Harrison Bridger have pleasure in presenting this spacious 4-bedroom detached property in the village of Four Marks and offers a excellent opportunity for those looking for a development project to create their ideal home or small estate. The property features a sizeable garden, garages with plenty of potential.

NO CHAIN. VIEWING HIGHLY RECOMMENDED

Accommodation includes :

ENTRANCE HALL

Staircase leading to the first floor. Understairs storage cupboard

LIVING ROOM

Double aspect with storage

DINING ROOM

Double aspect

OFFICE

Double aspect with views over the garden

KITCHEN / BREAKFAST ROOM

Fully fitted with space for appliances, Electric hob and oven with separate breakfast area

UTILITY ROOM

Sink, space for appliances with large storage cupboards

CLOAKROOM



The Old Bank House, Market Square, Petworth. West Sussex GU28 0AH
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STAIRCASE LEADING TO:

MASTER BEDROOM INC:

- **ENSUITE**
- **DRESSING ROOM**

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM



Lymington Cottage is situated just a stroll away from the village center and primary bus routes, offering picturesque countryside walks in close proximity. Four Marks boasts an active community complete with clubs and groups, a village hall, a church, shopping options, a garage, and an excellent primary school. The nearby market town of Alton features many shopping choices, including Waitrose, M&S, and Sainsbury's food stores, along with various other retail and service amenities. Furthermore, the easily accessible towns of Alresford, Petersfield, Farnham, Winchester, and Basingstoke offer a range of services and attractions.

For those needing to travel, the A31, passing through the village, provides excellent road access to London, the M25, and beyond. Alton offers direct mainline rail connections to London, with Heathrow and Gatwick airports approximately an hour away, and Southampton airport just a half-hour drive.

Whether you want to restore the property's character or embark on a redevelopment project, this home provides numerous possibilities.

Agents Notes:

Please note that all potential renovations and conversions are subject to the necessary planning permissions and approvals.

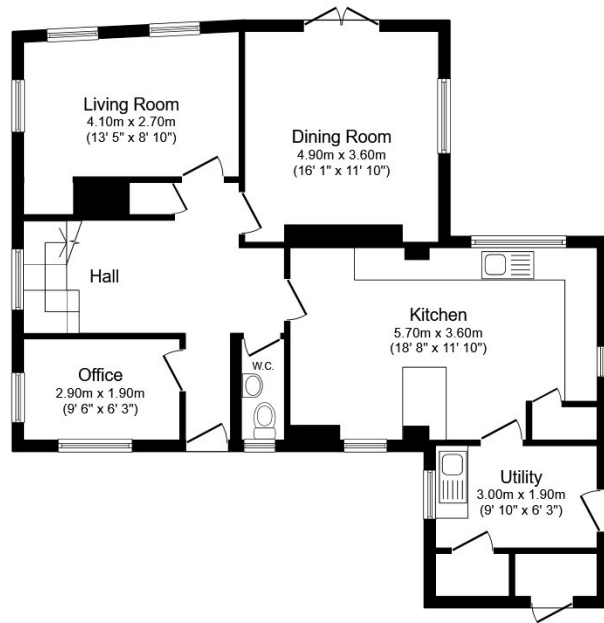
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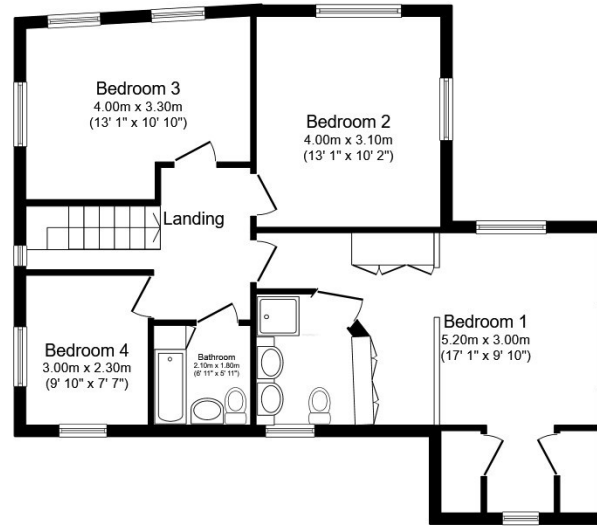
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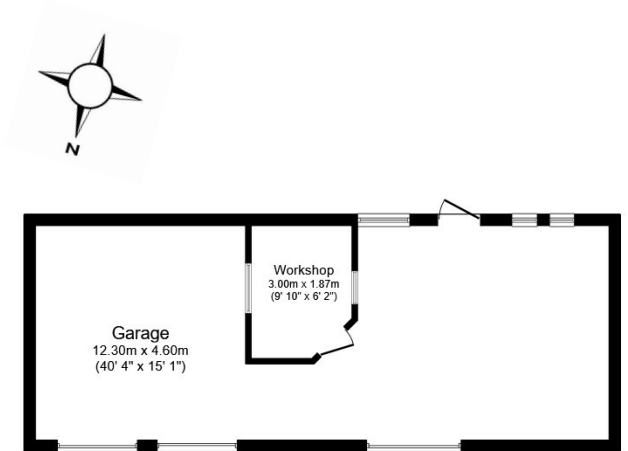
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Ground Floor



First Floor



Garage

Total floor area 192.7 sq.m. (2,075 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

IMPORTANT NOTICE

1. These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute part of an offer or contract.
2. All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
3. The floor plan is published for convenience only. Although it is thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract. NOT TO SCALE.
4. The property including services are believed to be in good working order, however, nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
5. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
6. Any area measurements or distances referred to herein are approximate only.
7. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
8. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by a way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact our office.

Energy Efficiency Rating

