



Newlands
Alton Lane
Four Marks
GU34 5AJ

BR **BYRNE
RUNCIMAN**

Tel: 01329 834579 www.byrnerunciman.co.uk

Newlands

Guide Price £900,000

The Property

This well-proportioned, detached, family home is on the market for the first time ever. It stands in around three quarters of an acre on the best road in Four Marks.

Newlands benefits from a large private driveway with plenty of parking space. There is a detached double garage to the rear of the property in addition to the integral garages. The attractive grounds include a dilapidated stable and what was once a pony paddock. This pretty, rural lane is ideal for walking and riding, with numerous footpaths and bridleways nearby.

Viewing is highly recommended.

- * **POPULAR SEMI-RURAL LOCATION ***
- * **LIVING ROOM * DINING ROOM * STUDY ***
- * **KITCHEN/BREAKFAST ROOM * UTILITY ROOM ***
- * **FOUR BEDROOMS * TWO EN-SUITES ***
- * **PLOT OF APPROX. 0.74 ACRES ***
- * **DOUBLE GARAGE* OFF ROAD PARKING ***

The Location

Four Marks is a popular semi-rural location with all local amenities. The larger town of Alton is on the mainline to London Waterloo and provides easy access to commuter routes to Farnham, Guildford and Winchester. Excellent secondary and sixth form college close by.

Directions

From the Winchester Road/A31 turn into Lymington Bottom Road, after approx. 0.8 miles turn left into Alton Lane where the property can be found on your right hand side after approx. 0.5 miles.

ACCOMMODATION

CANOPY PORCH Front door opening to:

ENTRANCE HALL Double glazed windows to front, staircase to first floor with Stairlift*, radiator, doors opening to:

STUDY Double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM Double glazed window to side and rear, fitted with an extensive range of wall and base units with work surface over, inset one and a half bowl sink unit, gas hob* with extractor over, fitted electric oven*, plumbing for dishwasher, tiled floor, radiator, door to:

UTILITY ROOM Double glazed door and window to side, fitted wall and base units with work surfaces over, one and a half bowl sink with cupboard below, floor standing gas boiler* servicing central heating* and hot water system*, plumbing for washing machine.

DINING ROOM Double glazed windows to rear, radiator.

LIVING ROOM Double glazed window to rear, double glazed sliding doors to rear. Brick fireplace and hearth, radiator.

CLOAKROOM Double glazed window to front, wash hand basin, low level WC, tiled floor.

FIRST FLOOR

LANDING Airing cupboard, radiator, loft hatch, doors opening to:

BEDROOM ONE Double glazed windows to rear overlooking garden, range of fitted wardrobes with vanity unit and drawers under, separate built in double wardrobe, radiators, door opening to:

ENSUITE SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level WC, partially tiled walls, radiator.

BEDROOM TWO Double glazed dormer window to front, built in wardrobe, access to large eaves cupboard, radiator, door opening to:

ENSUITE SHOWER ROOM Suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level WC.

BEDROOM THREE Double glazed window to front, radiator.

BEDROOM FOUR Double glazed window to front, radiator.

FAMILY BATHROOM Double glazed window to side, suite comprising panelled bath, tiled shower cubicle, wash hand basin, low level WC, half tiled walls, tiled floor, radiator.

OUTSIDE

The property is approached via a gravel driveway offering plenty of off road parking and leading to the attached **DOUBLE GARAGE** with twin doors to front. The driveway continues down to a separate detached **DOUBLE GARAGE** with twin doors to the front as well as pedestrian access to the rear and windows to the side, fitted with power.

The **FRONT GARDEN** is mainly laid to lawn with mature hedge to the left and fencing to the right hand side. The side driveway opens out to the attractive enclosed **REAR GARDEN** and a large paved patio with balustrade and steps leading down to the extensive lawn. The garden is edged by mature hedging and trees.

Tenure: Freehold.

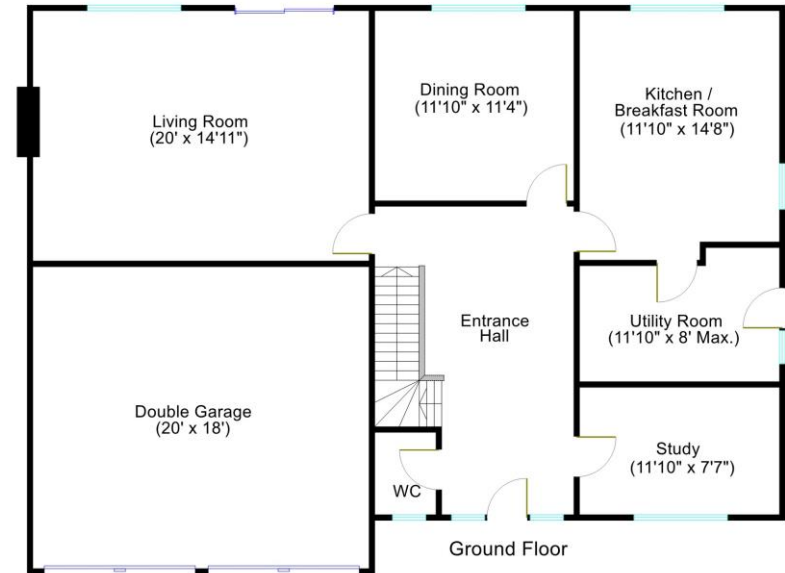
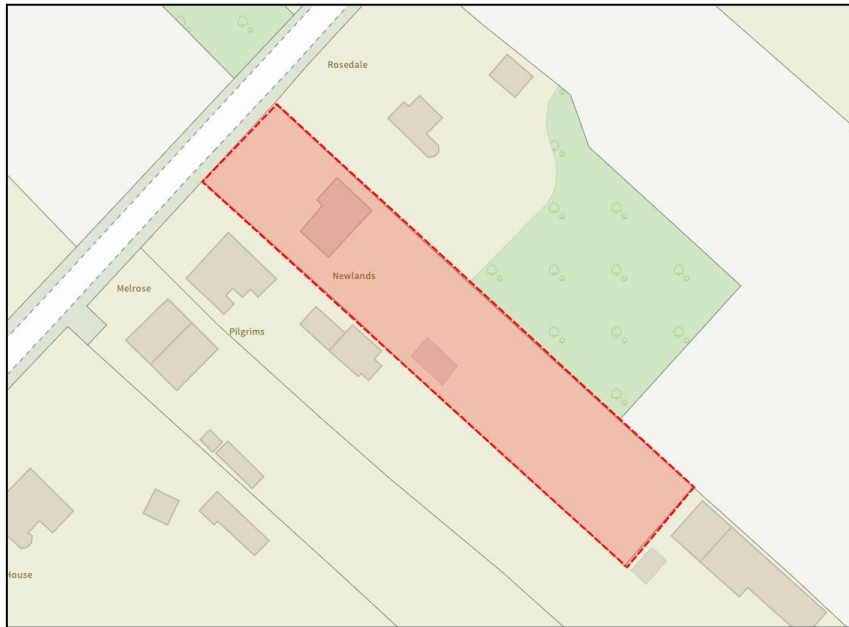
Services: Mains electricity and water supply, gas central heating.

Local Authority: East Hampshire District Council.

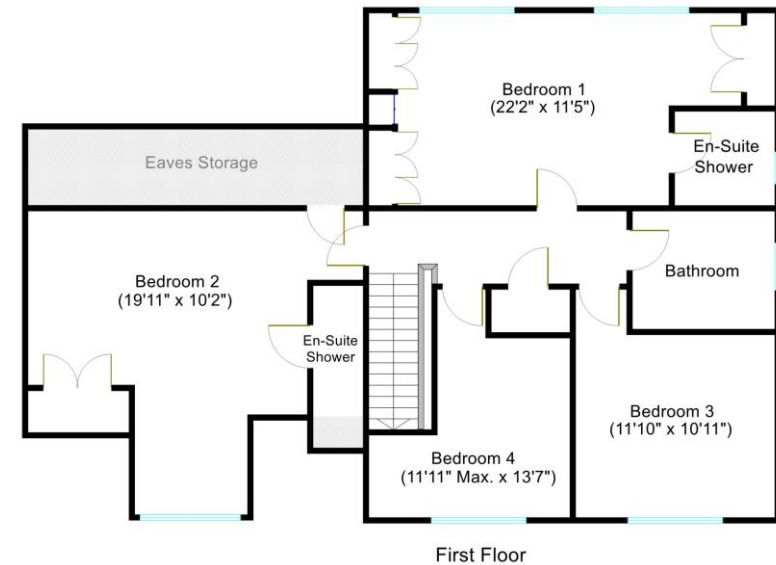
Council Tax Band: G

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



**Total Approx. internal floor area (incl. garage) = 2,421.5 sq ft / 225 sqm
Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

