

Ashdell Farm

Four Marks, Alton, Hampshire

#6136410
#6136425



25 Carlton Terrace
Longfellow
Gaberhodd
NE9 6HT

Gardens and Grounds

The house stands within attractive landscaped grounds providing a beautiful setting with areas of lawn with well stocked flower and shrub borders and a variety of young and mature trees. A paved terrace together with a small pond adjoins the kitchen/dining room and provides an ideal outside seating area. There is also a very well positioned area of decking with stunning views over the adjoining field to the open countryside beyond. Vegetable garden. A driveway provides ample parking and access to the front. Two timber sheds. The field extends to about 1.163 acres and is marked by post and rail fencing with gate access directly from the property.

Local Authority – East Hampshire District Council.

Services – Private drainage. Gas fired central heating.

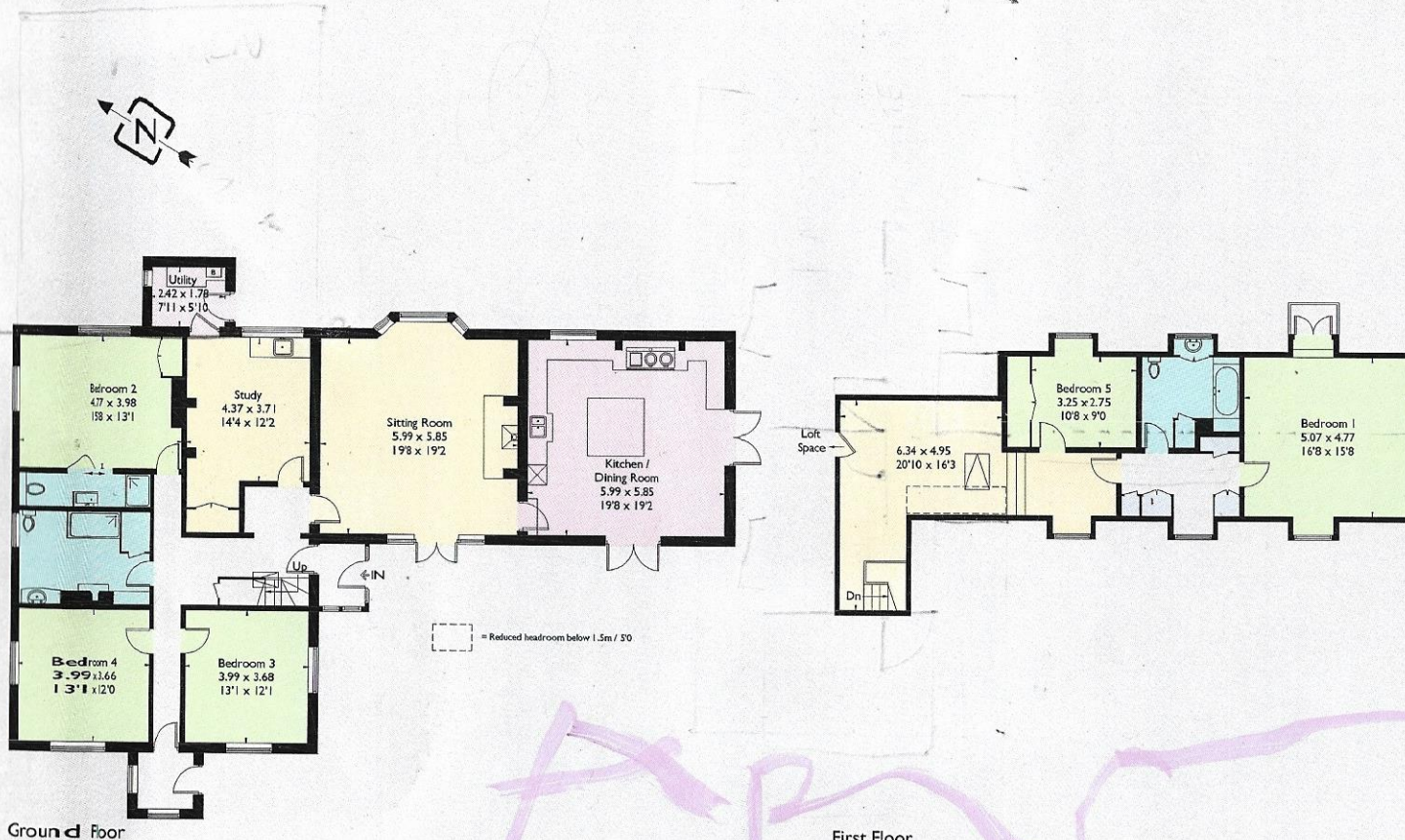
Directions

From Alton, proceed along the A31 towards Winchester and Four Marks. Upon entering the village of Four Marks take the first left into Telegraph Lane. Proceed for about three-quarters of a mile passing Brightstone Lane on the left. Continue into Headmoor Lane whereupon the entrance to Ashdell Farm will then be found after a short distance on the left hand side.





Approximate gross internal area. Main house = 3,030 sq ft / 281.5 sq m.



The Prime and Country House team would be delighted to show you around this property.

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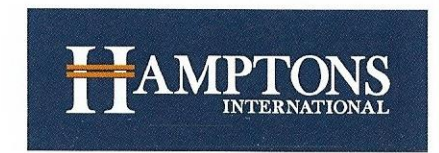


? STORAGE

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.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 58 | 70 |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Description

An individual detached family house standing in grounds of about 1.7 acres and occupying an exceptional position with beautiful views over rolling Hampshire countryside. The house takes full advantage of the location with stunning views from each of the principal rooms. Features of note include a large triple aspect family kitchen/dining room with two sets of French doors opening out to the garden. The kitchen is set around an island and fitted with a full range of cabinets, granite work surfaces and an Aga. This is the hub of house and provides an ideal space for everyday family living. The generous and versatile living accommodation also includes a spacious double aspect sitting room with a central fireplace and a wood burning stove. There is also a study. The further accommodation could be arranged to suit a variety of needs with three bedrooms and a bathroom to the ground floor and two bedrooms including a large principal bedroom with an en suite bathroom with a jacuzzi bath to the first floor. Of note, there is potential to enlarge the house further subject to any necessary planning consents.

Situation

The house occupies a commanding and tranquil position on the boundaries of the South Downs National Park with stunning views. Four Marks has an active community with a church, primary school, golf course and parade of shops. The village is set within fine open countryside between the villages of Medstead, Ropley and Chawton. The historic and larger village of Alresford provides a good range of facilities including the renowned Perins secondary school whilst the market town of Alton together with the Cathedral City of Winchester provide a comprehensive range of shopping, recreational and educational facilities as well as mainline railway stations to London Waterloo. The surrounding area provides ample opportunity for many country pursuits.

