

  
Hellards



*At home in Four Marks*

# 43 Blackberry Lane,

FOUR MARKS, HAMPSHIRE, GU34 5DF

## Guide Price £925,000

- Spacious Family Home Built in 2002
- 2,100 Square Feet of Versatile Accommodation
- Five Bedrooms and Three Bath/Shower Rooms
- Four Generously-Proportioned Reception Rooms
- Secluded, Southerly-Facing Garden
- Driveway Parking and Detached Double Garage

A spacious family home built to a high standard by Berkeley Homes in 2002. Sitting on a 0.2 acre plot, this substantial 2,100 square foot house has everything a growing family could want, with 5 bedrooms, 3 bathrooms and 4 receptions rooms, as well as a double garage and driveway parking. Blackberry Lane is one of the best roads in Four Marks, with the shops and facilities in the village centre being easily accessible on foot via nearby Briar Lane. The highly regarded Four Marks Primary School is located at the end of the road.

The house is approached via the driveway, with the front door opening to a welcoming entrance hall, where there is a cloakroom and stairs to the first floor, as well as an understairs cupboard. Double doors open to the sizeable sitting room, which features a wood-burning stove and French doors to the garden. The large dining room is on the other side of the hall, and the study has a view of the garden. The kitchen features a range of fitted units and drawers, with worktops and integrated appliances, as well as an electric AGA cooker. Off the kitchen is a utility room and family room, both of which allow access to the garden.





On the first floor landing a loft hatch allows access to the part-boarded loft via a fitted loft ladder. The principal bedroom includes built-in wardrobes and an en-suite bathroom with separate shower. The second bedroom also has built-in wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom.

Outside, there is driveway parking and a detached double garage, with remotely controlled up-and-over doors. Gates to both sides of the house lead through to the attractive, southerly-facing garden. A paved terrace adjoins the rear of the house, with most of the garden laid to lawn, with flower and shrub borders, a summer house, greenhouse and garden shed.

Blackberry Lane is a quiet location on the outskirts of the village of Four Marks. There are beautiful countryside walks nearby, in addition to Garthowen Garden Centre and Tea Rooms, which is located in Alton Lane, and the popular Triple fff Brewery and bar on Station Approach. Four Marks has an active community with a good number of clubs and societies, a village hall, church, shopping facilities, a garage and a primary school. The market town of Alton, has a Waitrose, M&S and Sainsbury food stores, along with other shops and facilities. In addition, Alresford, Petersfield, Farnham, Winchester and Basingstoke are within easy striking distance. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.



### **SERVICES**

We understand that mains electricity, gas, water and drainage are connected.

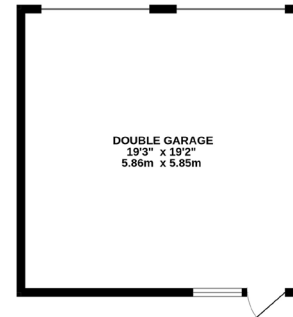
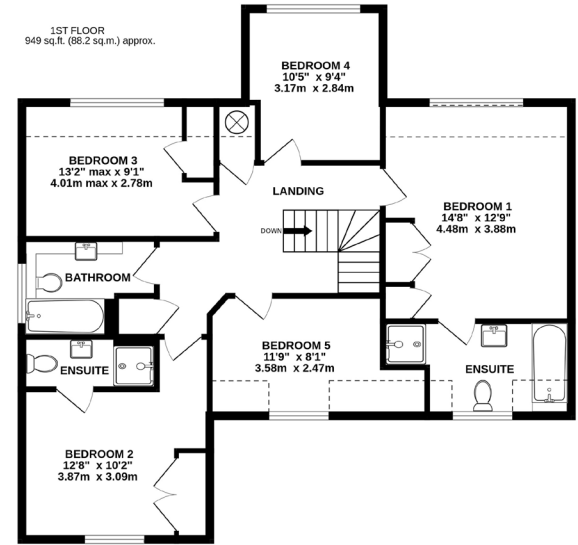
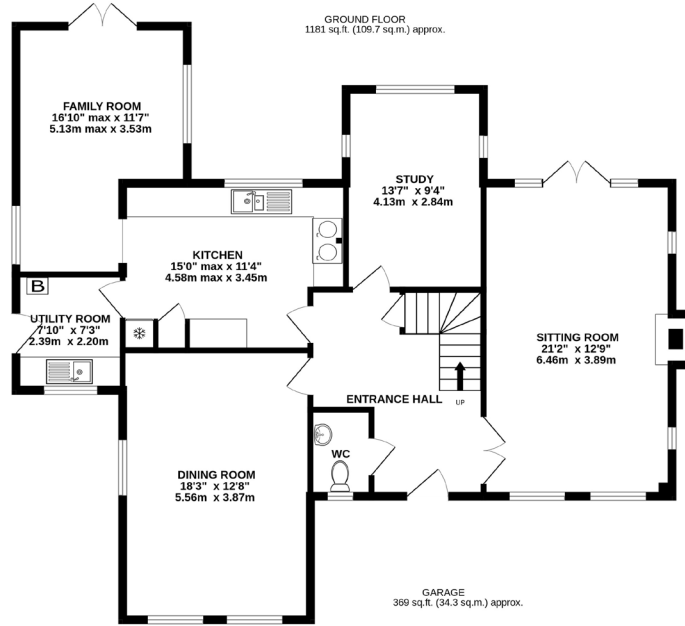
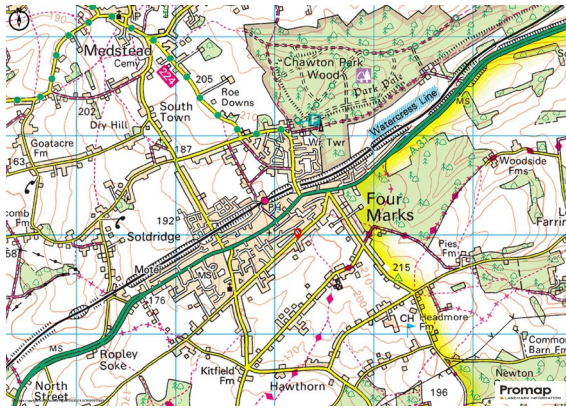
### **LOCAL AUTHORITY INFORMATION**

East Hampshire District Council  
Council Tax Band: G

### **DIRECTIONS**

From Alresford head along East Street and follow he B3047. At the roundabout take he first exit to the A31 continue through Ropley and into Four Marks. Take the right hand turning onto Lymington Bottom Road. The turning for Blackberry Lane will be found on the left hand side. Number 43 is about halfway up on the right hand side.

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**TOTAL FLOOR AREA : 2500 sq.ft. (232.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

