

Pheasant Close, Four Marks

At home in Hampshire

Hellards

16 Pheasant Close

FOUR MARKS, ALTON GU34 5FH

Offers in Excess of £400,000

- Well Presented Detached Home
- Surrounded by Green Space
- Refitted Kitchen/Dining Room
- Sitting Room with Bay Window
- Three Bedrooms, Two Bathrooms
- Very Pretty Rear Garden
- Two Parking Spaces
- Great Location on Well-Maintained Popular Estate

Set in a popular and well-maintained estate within walking distance of the village centre and shops, this is a well-presented modern home benefitting from a corner plot and two allocated parking spaces. The house is next to a large green space, with trees and within a few minutes' walk of the bowls club, a fantastic park and sports fields.

The property has been upgraded by the current owners with a new kitchen and this is a bright and modern functional space with lots of space for a dining table and double doors to the very pretty rear garden. The sitting room is a good size and dual aspect with a bay window to the front - a lovely cosy and relaxing space. There is also a very useful re-fitted cloakroom. Upstairs, bedroom 1 has an en-suite shower room and there are two further bedrooms and a family bathroom.

Outside, the partly- walled rear garden has had new fencing this year and there is a patio and lawn as well as a shed. There are two allocated parking spaces around the corner from the house. To the side of the house is a large green space, with mature trees and lawned - perfect for children to play and there are also playing fields, tennis courts, a bowls club and a play park within a few minutes' walk.













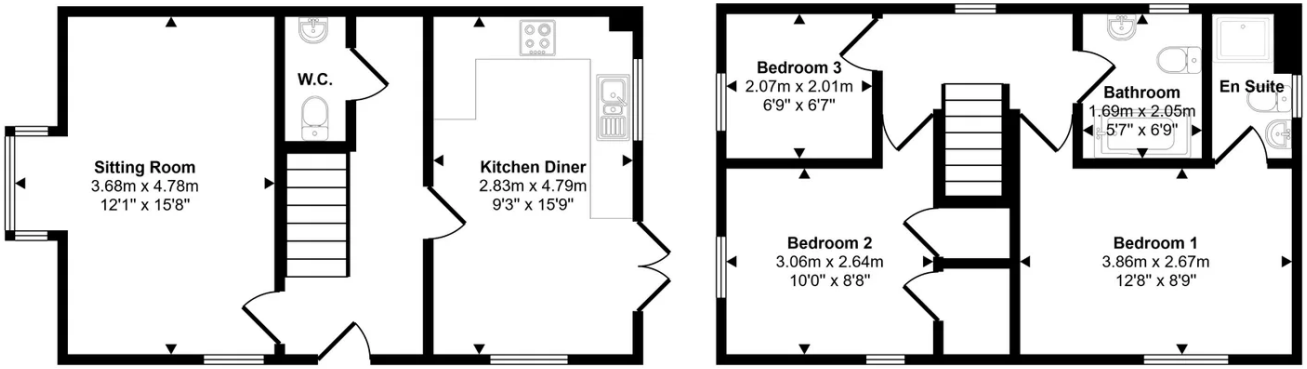
Four Marks has good local services including a parade of shops including bakers, butchers, cafe, hairdressers as well as small supermarkets including Tesco's, Co-op and M&S food outlets.
There are regular bus services into Alton and Alresford both of which offer further facilities including sixth form college and secondary schooling. There is also an excellent primary school in Four Marks itself.

SERVICES
Mains electricity, water and drainage. Gas fired central heating.
There is a service charge for maintenance of the estate which is £250 per 6 months

LOCAL AUTHORITY
East Hampshire
Council Tax Band C

DIRECTIONS
From our offices in Broad Street, turn left onto East Street and proceed through Bishops Sutton to the roundabout. Turn left at the roundabout, continue through Ropley and into Four Marks. Turn right into Goldcrest Way and then right into Chaffinch Road. Pheasant Close will be found on your right.
What3words: ///bath.processes.trail

Approx Gross Internal Area
78 sq m / 844 sq ft

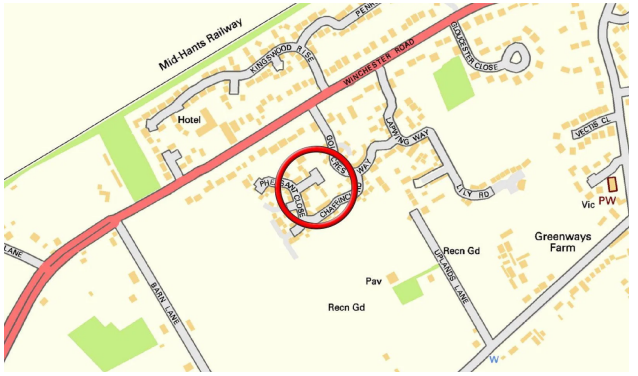


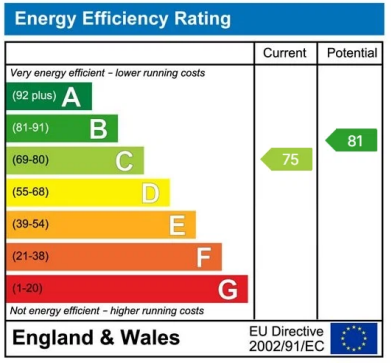
Ground Floor
Approx 40 sq m / 426 sq ft

First Floor
Approx 39 sq m / 418 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.