



Assisi  
FOUR MARKS





Assisi

*A stunning,  
bespoke eco-home*

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## Contemporary living

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Assisi is a fabulous, contemporary home specifically designed for modern life, offering gracious open plan living spaces as well as options to escape when you need to do your own thing. It combines sleek design features, all the latest mod-cons and energy-saving technology to create a luxurious, efficient, welcoming family home.

This architect-designed eco-home has been carefully constructed to make the most of its convenient semi-rural setting. It's situated in a private 0.5 acre, gated plot backing on to Weathermore Copse, yet is just a 10 minute walk into Four Marks village.







## First impressions

Turning into the private driveway through the electric gate, the bespoke design and striking structure of Assisi are impressive. The front door opens into a fabulous entrance hall with a dramatic vaulted ceiling, huge windows giving lots of natural light and a wide staircase with glass balustrades.







## A space for all seasons

Make a beeline for the superb kitchen/diner spanning the rear of the house, with large windows and sliding doors looking out over the south-facing garden. This spectacular L-shaped room offers an elegant German kitchen with all the latest appliances, including a Quooker boiling water and filter tap, two combination ovens with microwave, induction hob, dishwasher, large fridge and freezer and lots of storage.

The substantial central island provides a natural focus for sociable cooking and seating with a lovely outlook. There's ample space in a sunny position by the window for a couple of sofas, where you can enjoy a quiet morning coffee or evening drinks, and a large dining area; ideal for formal entertaining or family meals.







## Assisi

Sleek sliding doors open up the back of the house to the wide sun-trap terrace, flat lawn and woodland beyond. A stunning spot for hosting summer parties and family BBQ's or just for enjoying the private feel of the garden.

A separate, good-sized utility room provides a sink, washing machine dryer, additional storage as well as a backdoor from the garden – perfect for offloading boots and coats as well as cleaning muddy dogs after a country walk! The adjoining boiler room has a useful laundry rack for drying clothes or larger items.





## Rest & relaxation

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If the kitchen provides the social hub of the home, it means the separate sitting room and snug can be more peaceful places devoted to escape and relaxation.

The sitting room offers a sophisticated yet informal setting for genial gatherings or cosy evenings in front of the alluring gas fire. Next door, the versatile snug could be a dedicated TV/cinema room where you can close the sliding doors and immerse yourselves in a movie.

The downstairs double bedroom with an adjoining shower room provides a perfect guest bedroom or could be a quiet home office, tucked away from the hubbub of the house.







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*The downstairs double bedroom, with adjoining shower room, could be a guest bedroom or home office*



## Luxurious slumber

Upstairs on the broad galleried landing, a long bank of built-in cupboards will induce undeniable storage envy. In addition, the four upstairs bedrooms all feature built-in wardrobes, ensuring the whole family will have space to tidy away.

All the bedrooms are bright, generous doubles, three of them boasting vaulted ceilings and double height windows. For those preferring a darkened room for uninterrupted sleep, the windows are equipped with automatic blackout blinds controlled via the light switches in each room.

The principal bedroom suite is particularly impressive with a balcony overlooking the back garden and trees beyond.

Pass through a dressing room with wardrobes flanking both sides to reach the gorgeous en-suite offering a walk-in shower and a freestanding bath.

The high quality finish extends to the family bathroom, which wouldn't look out of place in a five star hotel.







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*All the bedrooms are bright, generous doubles with built-in wardrobes*





## Great outdoors

The outside area of the property is well-designed and practical too, with off-street parking for a fleet of cars on the gravel drive. For car-lovers, there's a detached double garage with loft storage above, a large garden shed for keen gardeners and a dedicated bike store for cyclists.

For some special family time, a fire pit and seating area next to the woodland allows for a cosy night by the fire under the starlit Hampshire sky.





## Impressive credentials

Assisi has been designed to be environmentally friendly and energy efficient as well as supremely easy to live in. The latest technology is used throughout in a subtle way to enhance comfort.

The highly insulated timber frame construction and superior double glazing work in conjunction with the latest MVHR system to provide continuous fresh air whilst retaining heat. There's underfloor heating throughout the house beneath the beautifully engineered wood and tile floors which is more energy efficient and also means you don't have unsightly radiators in every room. Rainwater is collected and distributed for use in the toilets and outside taps.

The landscaped plot is secured by an electric gate behind a deep tree-lined verge. There's a comprehensive CCTV and alarm system with a video intercom system linked to the gate.

Cat 6 cabling is hardwired to deliver connectivity that will keep even the most device-hungry teenager happy (even if they venture outdoors) thanks to the garden WiFi booster.

That means you'll never be disconnected from the state-of-the-art app that gives you control of the light, heating, sounds and in-home entertainment systems from your phone, iPad or even your watch!



## In the area

As this is a family-friendly property it's important to know that there are a choice of 'Good' or 'Outstanding' schools nearby. Four Marks Primary School is only five minutes drive away, with Amery Hill School in Alton the nearest secondary school.

A pleasant 10 minute walk down to Four Marks village will meet all your day-to-day needs, with a range of local shops, a post office and a number of take-aways.

It's just a short drive to Alton for a greater selection of big name shops and restaurants along with a popular sport centre.

You can catch a direct train to Waterloo from Alton, which will get you to central London in just over an hour.

This spacious and unique property, astutely combining the best of modern design and technology, has so much to offer a family looking for somewhere special to call home.



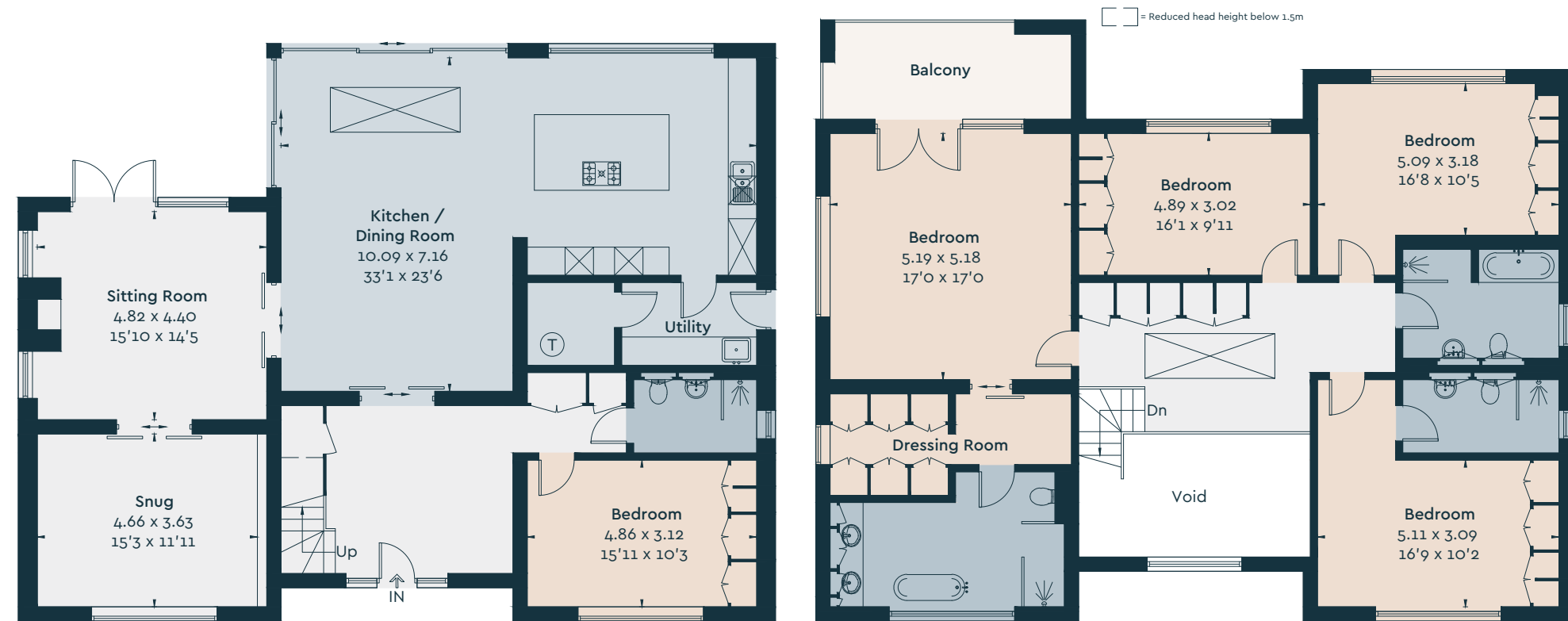


# Floorplans

**Main House**  
3,222 sq ft (299.3 sq m)

**Outbuildings**  
479 sq ft (44.5 sq m)

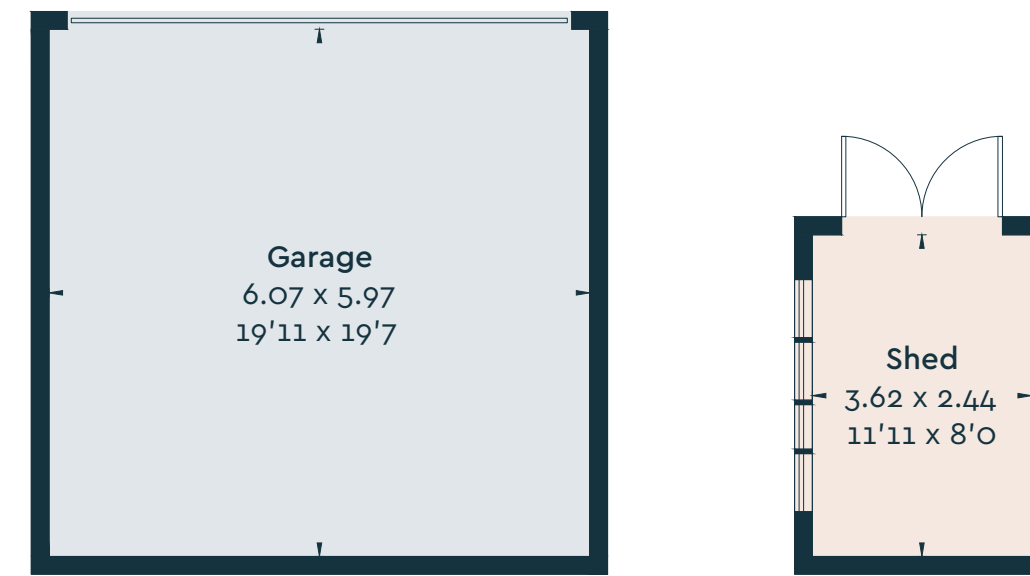
**Total**  
3,701 sq ft (343.8 sq m)



**Main House**  
Ground Floor

**Main House**  
First Floor

# Floorplans



**Outbuildings**



# Finer details

## Overview

- Circa 300 sq m contemporary, eco-home with high quality finish throughout
- Private, fully fenced south-facing 0.5 acre plot bordering woodland
- 5 double bedrooms
- 4 bath/shower rooms
- Principal bedroom with dressing room and en-suite bathroom
- Large open plan kitchen/diner
- Formal living room with gas fire
- TV/cinema room
- Impressive double-height entrance hall
- Separate utility room
- Plant/boiler room
- Two large storage lofts

- Flat lawn with children's play area with built-in trampoline
- Broad, decked terrace overlooking garden
- Fire pit area
- Private driveway with parking for several cars
- Double garage with loft space
- Large garden shed
- Dedicated bike store

## Services and special features

- Mains power, gas, water and drainage
- Highly insulated timber frame construction with high quality double glazing
- Underfloor heating throughout

- Acoustic flooring system on first floor
- Cat 6 cabling and numerous TV access points
- Fast broadband and WiFi in house and garden
- Full home automation controlled via Loxone app
- Motion-sensor, low level lighting at night
- Music server with centralised storage and built-in speakers
- Automated entry gate with video intercom and CCTV
- Water softener system
- Whole house vacuum system
- MVHR (mechanical ventilation with heat recovery)
- Rainwater harvesting

## In the area

- Under ten minutes drive to Alton station, with direct trains to London Waterloo in just over an hour
- Close to Four Marks Primary School with 'Outstanding' OFSTED rating
- Easy walking distance amenities in Four Marks including shops, post office, doctor surgery, restaurants and vet
- Five minutes drive to Sports Centre with gym, large pool, soft play and local sports clubs

## Energy performance for Assisi

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	88   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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