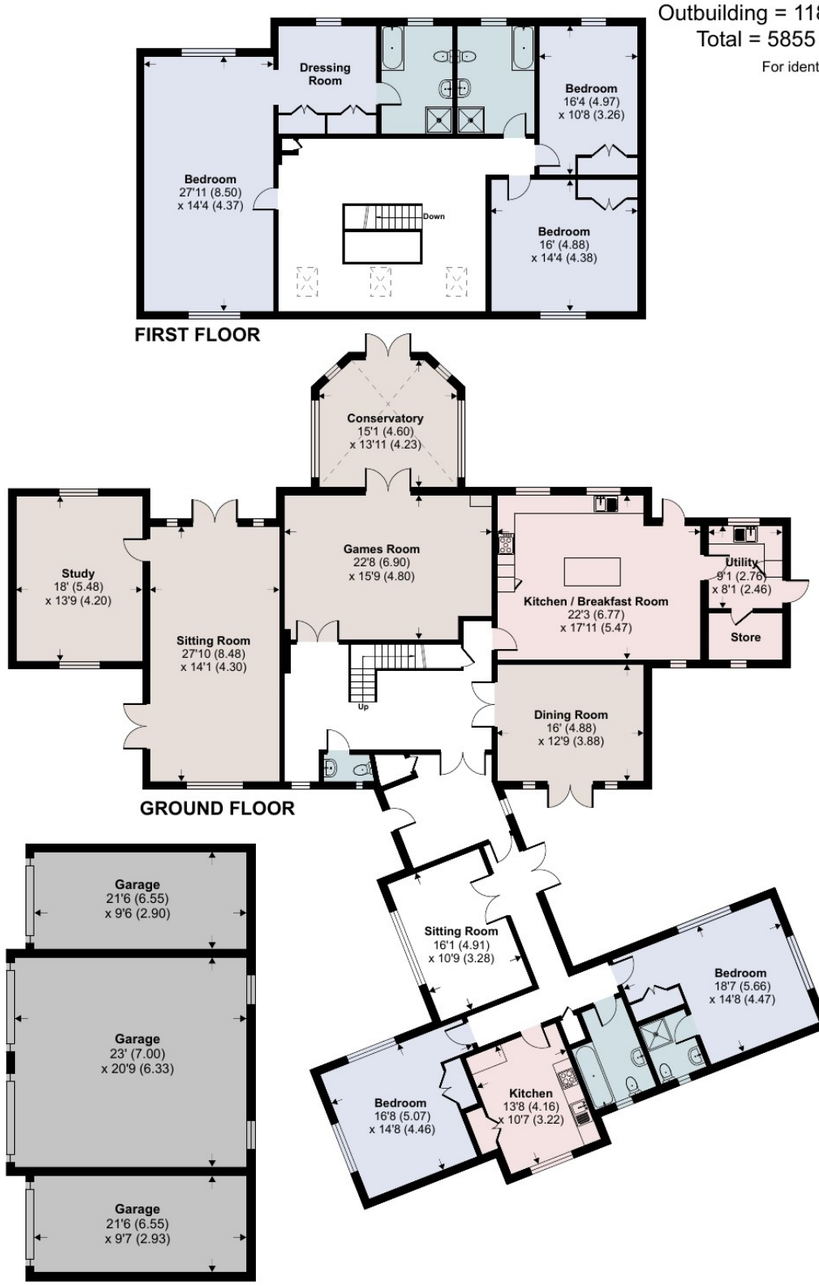
The Straits, Kingsley, GU35

Approximate Area = 5026 sq ft / 466.9 sq m
Garage = 711 sq ft / 66 sq m
Outbuilding = 118 sq ft / 10.9 sq m
Total = 5855 sq ft / 543.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Winkworth. REF: 1244702

Winkworth

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99 West Street, Farnham, GU9 7EN

Winkworth

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth







THE STRAITS, WHEATLEY, HAMPSHIRE, GU35

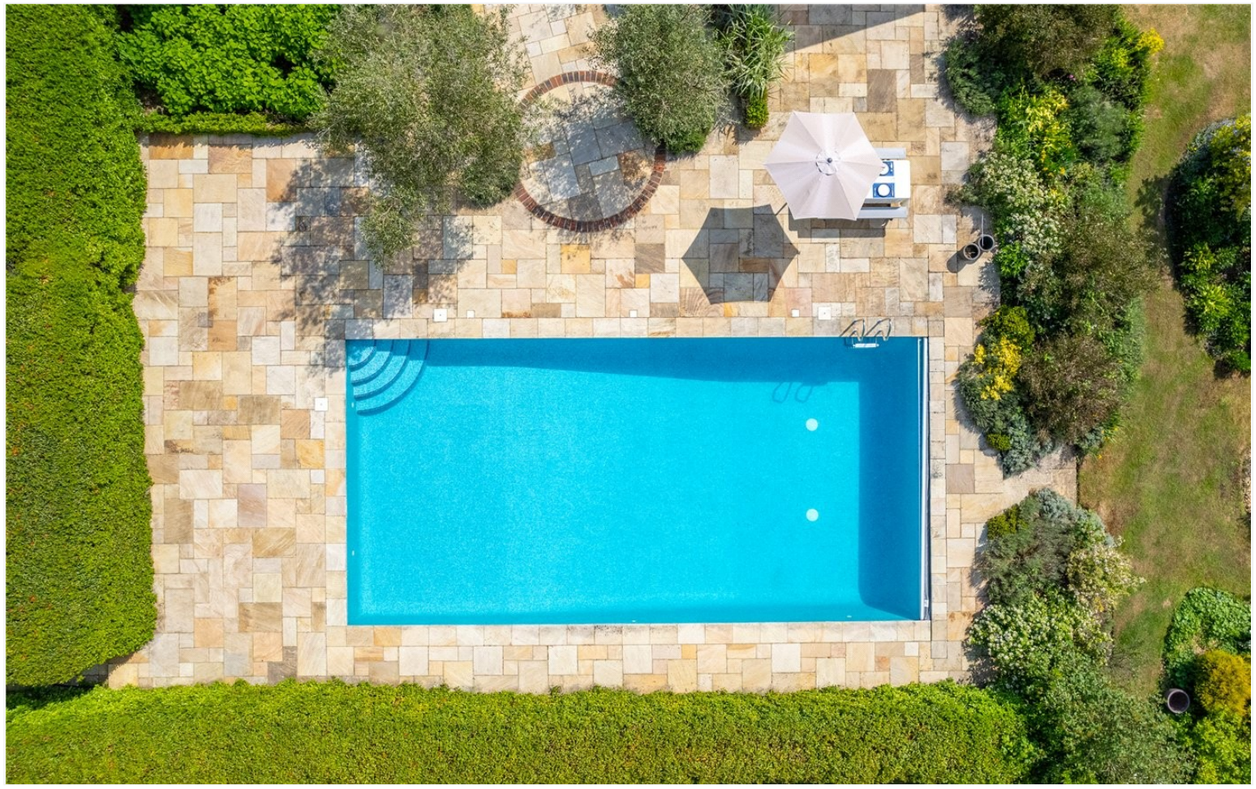
OIEO £2,000,000

Charming country home set in approx. 3.62 acres of gardens and grounds with far reaching views.

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Winkworth





ACCOMMODATION

Immaculately presented throughout

Five reception rooms and study

Principal bedroom suite and four further double bedrooms

Mature landscaped gardens and land with swimming pool

Adjoining Eastern Wing with a possible rental income of around £20,000 p/a

Quadruple garage

Grounds of 3.62 acres

Fine views of The South Downs

DESCRIPTION

Approached via a gated drive, Greenwood House is a spectacular country home set within circa 4 acres of beautiful gardens and grounds, with fine views overlooking The South Downs.

The downstairs accommodation is well laid out, perfect for family living with the main reception rooms enjoying the southerly aspect and views across the gardens.

Upon entering, the spacious entrance hall leads to grand entrance lobby with vaulted ceiling, a well appointed open plan kitchen/breakfast room with central island, adjoining utility room with comms/storage room and access to outside. There are four reception rooms, comprising generous sized sitting room with two sets of French doors and log burning stove, games room, smart dining room, conservatory and double aspect study room.

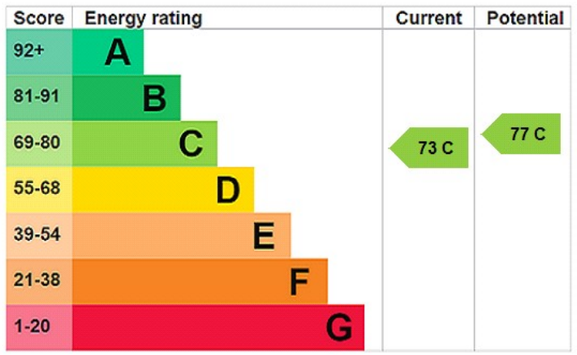
A particular feature is the adjoining separate Eastern Wing to the main house. This provides excellent ancillary accommodation, ideal for guests, grown up children or an Airbnb opportunity. Accommodation consists of a generous kitchen, principal bedroom with built in wardrobe and en suite shower room, guest bedroom with built in wardrobe, family bathroom, airing cupboard and access through French doors to a courtyard area.

Upstairs in the main part of the house, there is an impressive principal bedroom suite with dressing room and en suite bathroom with separate shower. There are two further double bedrooms (both with built in wardrobes), large family bathroom and a fabulous galleried landing.









Outside

The wonderful gardens are well screened with mature and specimen trees. The formal gardens enjoy a southerly aspect with a large area of level lawn and there is a wonderful swimming pool, vegetable patch, orchard and a large paddock. The terrace provides superb entertaining space and extends the length of the house and looks across the wonderful grounds. The property is accessed via electric gates, there is a large gravel driveway with ample parking for several cars and a quadruple garage. The property sits well within its plot of approximately 3.62 acres.

LOCATION

The property is set amidst fine rolling countryside within the South Downs National Park. The property is situated between the villages of Binsted and Kingsley and is within the South Downs National Park. It is central to a network of stunning paths and bridleways, ideal for walking, running, cycling and horse riding. In Kingsley village there is a shop and post office, a church and The Cricketers pub, a tennis centre and nearby Country Market has a café, a butcher, greengrocery, delicatessen and garden centre and hosts retail outlets such as Pets Corner, Maidenhead Aquatics, Mountain Warehouse and Cotton Traders. Binsted has a primary school, church and recreation ground with tennis, cricket and football clubs.

Farnham is approximately 7 miles and Alton 5 miles. By road there is easy access to the A325, A31, A331, A3, and M3 connecting with the M25 and London to the north, also Guildford and Reading, Winchester and Petersfield. Direct trains to London Waterloo leave from Bentley and Alton and links from this line go to Reading and Guildford.

The property has access to primary schools at Binsted, Bentley, Alton and Rowledge and secondary schools in Alton and Farnham. Local prep schools include St Edmund's, Amesbury, Edgeborough, Highfield, The Royal and Barfield. Independent senior schools include Lord Wandsworth, Frensham Heights, Churchers, Bedales, St Swithun's and Winchester College.

Local attractions include Alice Holt Forest with its activity centre, Frensham Ponds with a sailing club, Kingsley Tennis Centre, golf clubs at Blacknest, East Worldham and Alton. There are several gym and fitness centres and newly built sports centres at both Bordon and Alton.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band - H

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.