



CHURCHFIELDS, HAMPSHIRE, GU35

Offers Over £650,000 *Freehold*

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KEY FEATURES

- Beautifully presented detached family residence, offering well-balanced accommodation throughout
- Four generously proportioned bedrooms, ideal for modern family living
- Impressive principal suite featuring a private en suite shower room

- Contemporary four-piece family bathroom, with both bath and separate shower
- Expansive south-facing garden, providing privacy and all-day sunshine
- Integral garage complemented by ample driveway parking
- Enjoying views across the picturesque Kingsley Common
- Offered to the market with no onward chain



Farnham

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ACCOMMODATION

A beautifully presented detached family home, ideally situated in a quiet cul-de-sac within the highly sought-after village of Kingsley.

The property offers a wonderful sense of space throughout, beginning with a generous entrance hallway, complemented by a downstairs cloakroom. There is a separate family room and a well-appointed fitted kitchen featuring an extensive range of classic shaker-style cabinetry, providing ample storage.

The impressive sitting and dining area is both bright and spacious, enhanced by a charming log-burning stove and bi-fold doors that open seamlessly into a delightful conservatory spanning the full width of the house. From here, double doors lead out to a substantial, level south-facing garden.

On the first floor, there are two well-proportioned double bedrooms, alongside a spacious single bedroom with built-in wardrobes. The family bathroom is elegantly designed, featuring a four-piece suite including twin wash basins, a bath, and a separate shower.

The second floor is dedicated to a superb principal bedroom, complete with Velux windows that enjoy views across Kingsley Common, as well as an en suite shower room.

The property is immaculately presented throughout and further benefits from the installation of an air source heat pump, enhancing its energy efficiency. There is also excellent potential for extension or further enhancement, subject to the necessary planning permissions.

Outside, the front of the property benefits from a well-maintained garden, a driveway providing parking for three to four vehicles, an EV charging point, and a garage with an up-and-over door and rear access. The generous private, south-facing rear garden backs directly onto Kingsley Common and is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor entertaining.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: East Hampshire District Council - F
EPC rating: C

LOCATION

The property is situated in the quiet village of Kingsley, just on the edge of the South Downs National Park. In Kingsley village there is a post office, a church and The Cricketers pub, paddle courts 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.

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, Alton and Farnham and links from this line go to Reading and Guildford.

The property has access to primary schools at Binsted, Bentley, Alton, Bordon and Rowledge and secondary schools in Alton, Farnham and Bordon. 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, Advantage Paddle Centre, The Bosc Pavillion in Bordon and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR250158>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Churchfields, Bordon, GU35

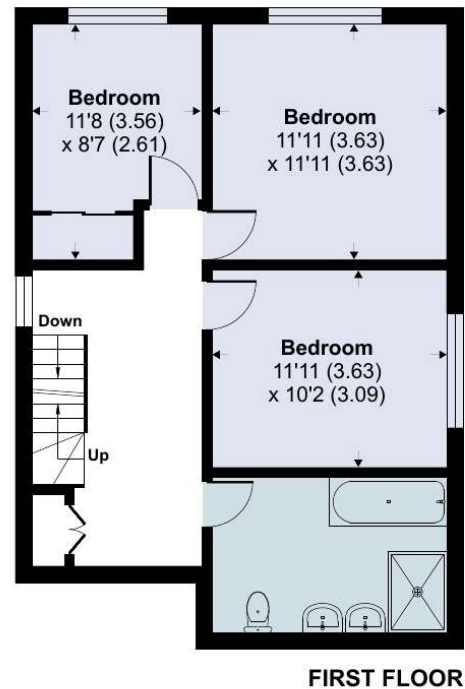
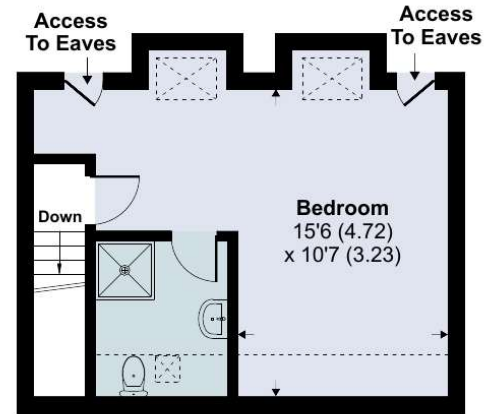
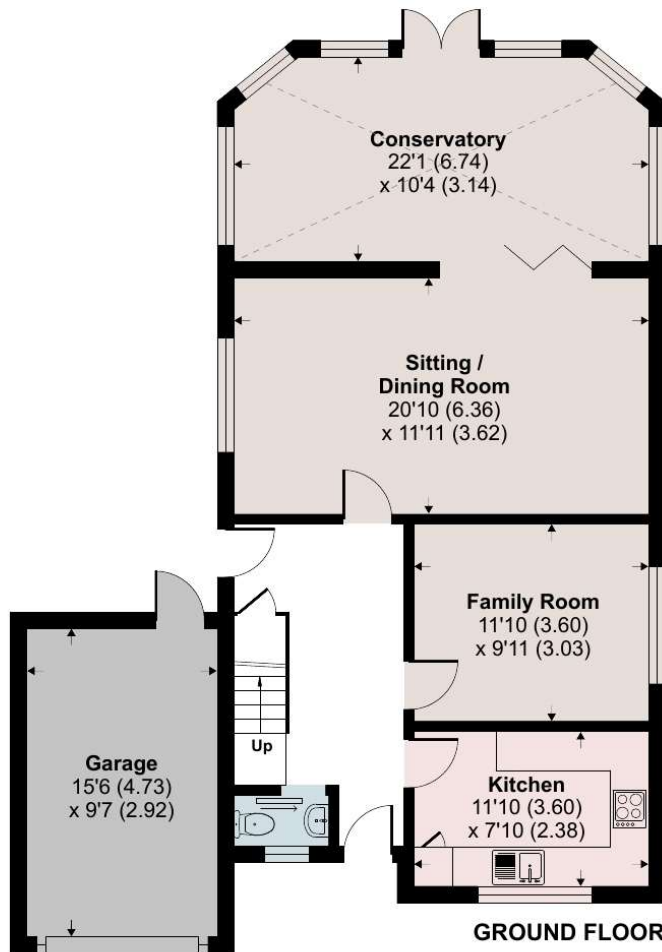
Approximate Area = 1753 sq ft / 162.9 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1940 sq ft / 180.2 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). © nitchecom 2025. Produced for Winkworth. REF: 1302763

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