

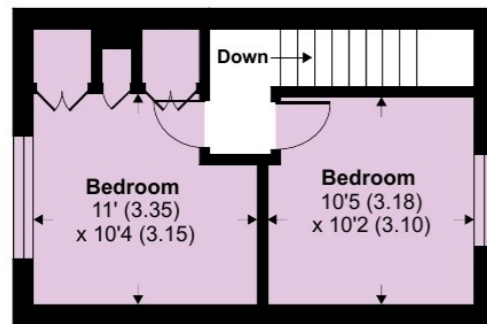
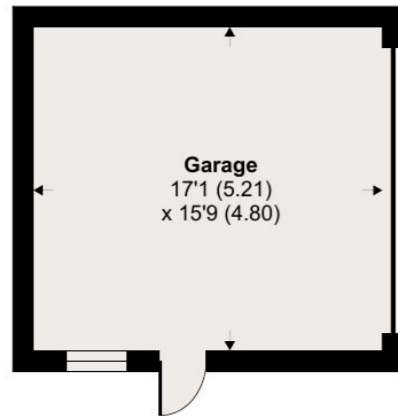
Main Road, Bucks Horn Oak, Farnham, GU10

Approximate Area = 939 sq ft / 87.2 sq m

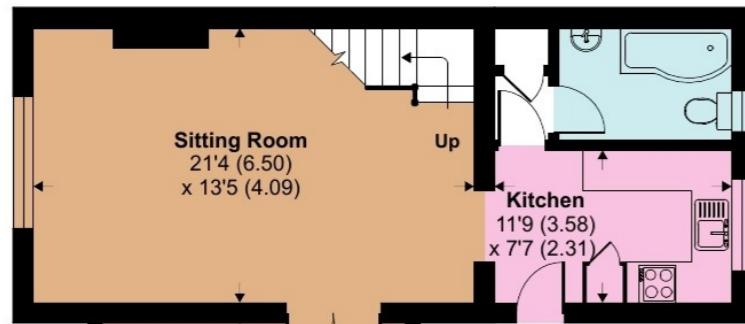
Garage = 271 sq ft / 25.2 sq m

Total = 1210 sq ft / 112.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



MAIN ROAD, BUCKS HORN OAK, FARNHAM, HAMPSHIRE, GU10

Guide Price £475,000

A charming, beautifully presented character cottage with stunning established gardens in a village location within walking distance of the 'royal forest' of Alice Holt.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Pretty character cottage with two double bedrooms
- Beautifully landscaped private garden
- Double garage and ample off street parking
- Large conservatory with double glazing and central heating
- Fitted kitchen with integrated appliances
- Large light living room with feature fireplace and log burner
- Within immediate proximity to beautiful country walks
- No onward chain

DESCRIPTION

This delightful, very well presented character cottage is situated within a sought after semi rural location and boasts a beautiful established garden, double garage and is within immediate proximity to Alice Holt Forest.

The main entrance is located to the side of the property and accessed directly from the parking area. The downstairs comprises large, light living room with feature stone wall and brick fireplace containing log burning stove, large conservatory with double glazing and heating, cottage kitchen with integral dishwasher gas hob and oven, three piece bathroom and airing cupboard. Upstairs there are two double bedrooms. The front double bedroom has fitted storage and views to the front of the property towards Alice Holt forest. The second double bedroom is situated to the rear of the property and overlooks the landscaped garden.

Outside

The beautifully landscaped, private garden wraps around the property and has various seating areas that capture the sun throughout the day, including one that's hidden at the back of the garden behind the garage and accessed through a rose archway.



There is also a patio area to the side of the property with a small feature pond. The large double garage is located at the back of the cottage and is accessed down a drive along the side of the boundary. To the front of the garage is also a large shingle area with space to park further vehicles.

LOCATION

The property is situated in the heart of the village of Bucks Horn Oak, which is renowned for being surrounded by the ever popular Alice Holt Forest within the South Downs National Park. There is a great community within the village, network of stunning paths and bridleways, ideal for walking, running, cycling and horse riding. From the house, one is able to join a footpath from Back Lane which leads directly to Bentley railway station (1.6 miles) with regular trains to London Waterloo. There is also a shop within the local garage. The property has access to highly rated schools in both Surrey and Hampshire schools, with primary schools at Binsted, Bentley and Rowledge and secondary schools at Weydon in Farnham and Eggars in Alton. The popular market town of Farnham with all its shops, restaurants and main line station is also just a short drive or cycle away. There is also a bus stop a very short walk from the property that has regular busses in to Farnham town centre.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	