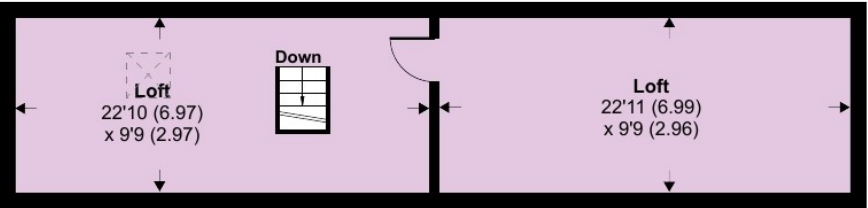
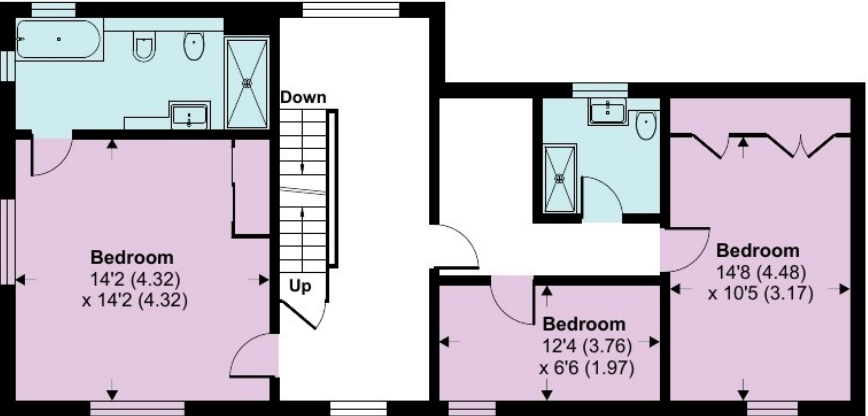


Orchard Cottages, Kingsley, Bordon, GU35

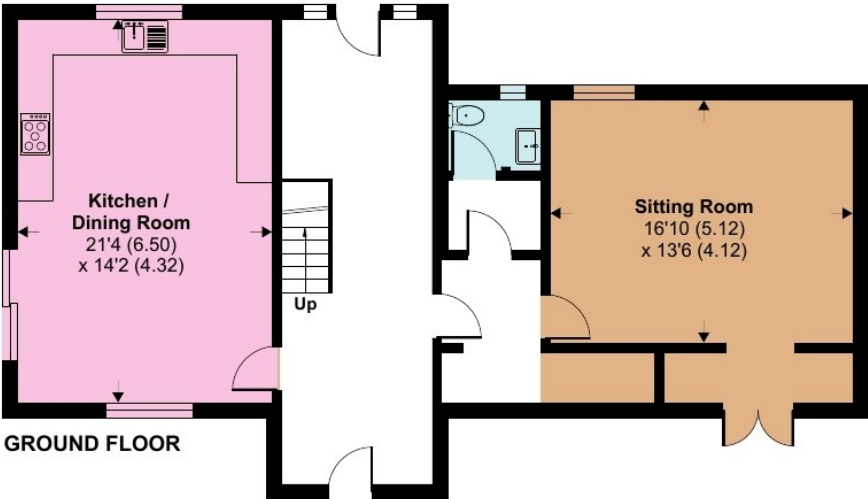
Approximate Area = 2260 sq ft / 209.9 sq m
Garage = 317 sq ft / 29.4 sq m
Outbuildings = 396 sq ft / 36.7 sq m
Total = 2973 sq ft / 276 sq m
For identification only - Not to scale



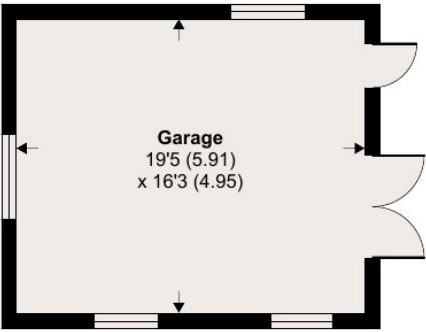
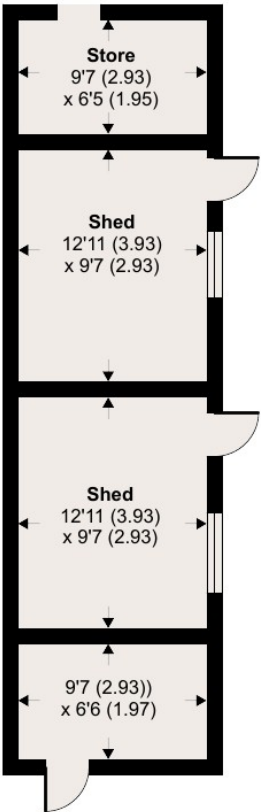
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



KINGSLEY, HAMPSHIRE, GU35

Guide Price £900,000

Charming home in approx. 0.29 acres, situated in a lovely setting with far reaching views.

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



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ACCOMMODATION

Stunning open plan kitchen/dining room with lovely views

Sitting room with fireplace

Utility room

Three double bedrooms

Solar panels and bio mass central heating

Fibre broadband available

Garage and outbuildings

Approx. 0.29 acres

No onward chain

DESCRIPTION

The house has been sensitively refurbished and extended by the current homeowners whilst still retaining all of the inherent character of the original cottages with most of the rooms having multiple views over the garden to the open Hampshire countryside beyond.

Features of note include a stunning open plan kitchen/dining room with engineered oak flooring, partial under floor heating, wood burning stove and patio doors opening out to the garden. The kitchen is fitted with eye and base level cabinets, electric induction range cooker and a microwave. This is a magnificent room extending to 21' 7/6.57m with lovely views of the garden to the open farmland beyond. The generous accommodation is further complemented by a recently remodeled spacious (16' 10 x 13' 9) double aspect sitting room.

On the first floor there are three double bedrooms and a study area, together with an impressive principal bedroom which has amazing views and a large en suite bathroom. There is also a family bathroom. The property has been enhanced with energy efficiency in mind and



is fitted with double glazed windows and heated by a bio-mass boiler (set within a boiler house to the rear). In addition, solar panels (for electricity) are fitted to supplement the domestic energy supply.

Outside

The garden has been landscaped with areas of lawn and wild garden to take full advantage of the glorious views and southerly aspect. Double doors open out from the kitchen/dining room to the patio, providing a very welcoming space for outdoor entertaining. Within the grounds there are a range of useful outbuildings/timber stores (including a bespoke oak framed garage / workshop) and ample parking.

LOCATION

The property occupies a rarely available location at the end of an unmade road within the South Downs National Park. Kingsley and Oakhanger each have a church and Inn's with a hall, cafe and shop at The Chocolate Frog in Oakhanger and the Kingsley Community Centre/Post Office in Kingsley. Selborne is renowned for its association with Gilbert White and has a primary school and Inn. There are transport links with a regular bus service in Kingsley linking Basingstoke, Liphook and Alton as well as stations at Liphook, Petersfield and Alton.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		