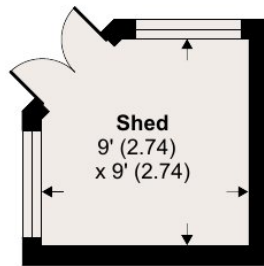
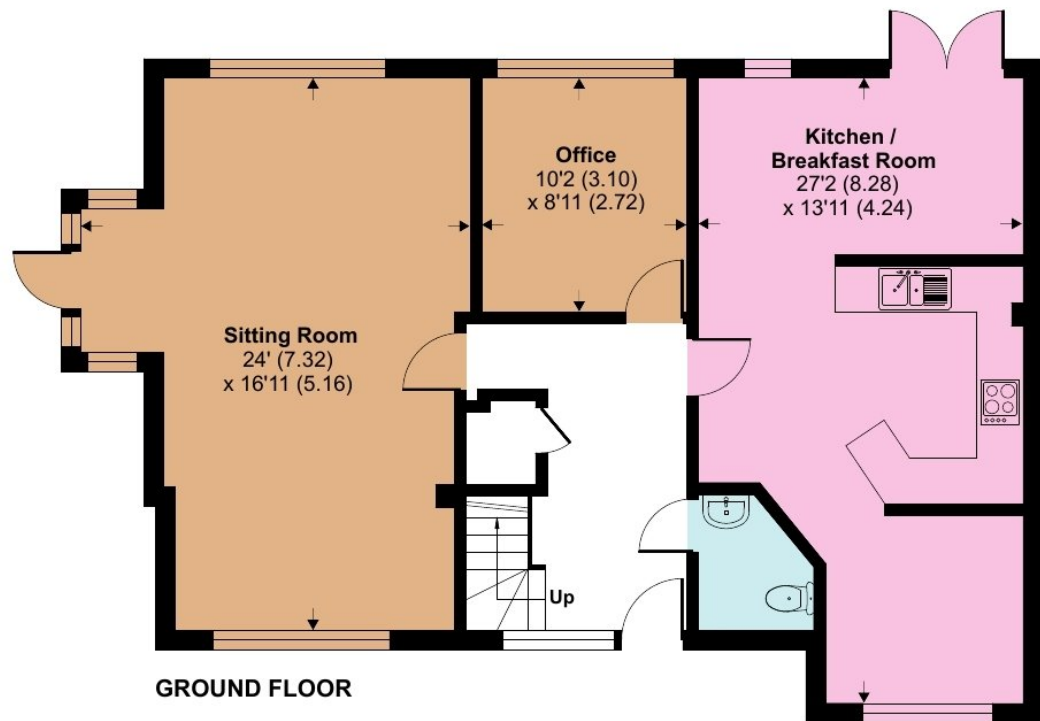
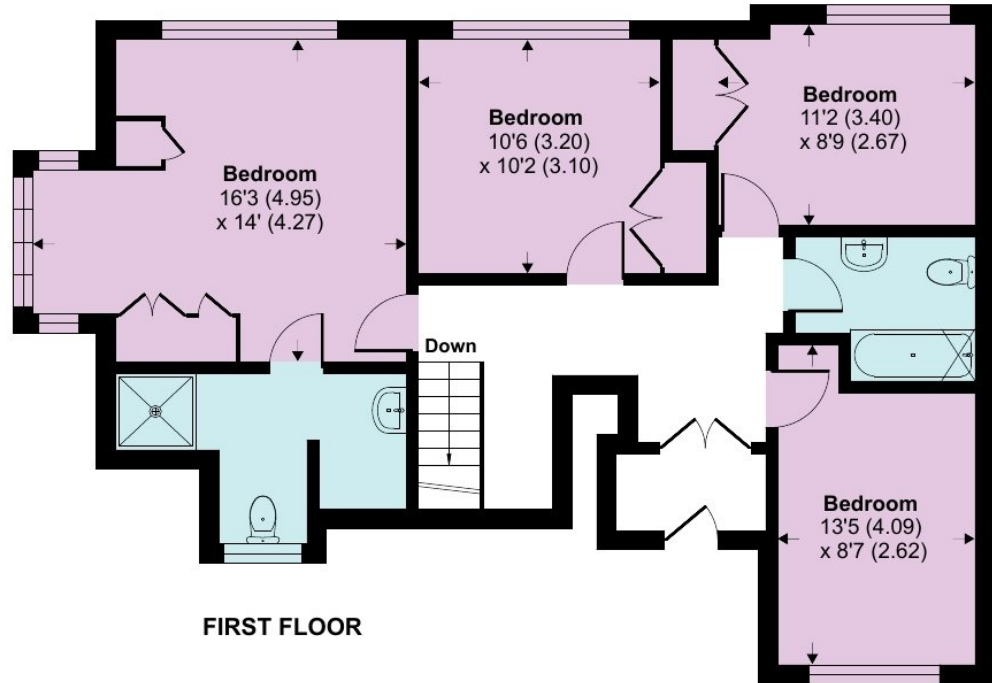


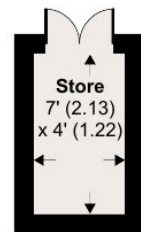
The Kilns, Frith End, Bordon, GU35

Approximate Area = 1772 sq ft / 164 sq m
 Outbuildings = 103 sq ft / 9 sq m
 Total = 1875 sq ft / 173 sq m

For identification only - Not to scale



OUTBUILDING 2



OUTBUILDING 1



The Kilns, Frith End, Bordon, Hampshire, GU35

Guide Price £750,000

This attractive home is located within close proximity of Blacknest Golf and Country Club and Bentley train station.

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ACCOMMODATION

- 27ft open plan kitchen/breakfast room
- Two reception rooms
- Principal bedroom with en suite shower room
- Three further double bedrooms
- Enclosed private rear garden
- Countryside views
- Off street parking
- 2.3 miles to Bentley station

DESCRIPTION

The property has been immaculately decorated and provides excellent accommodation for modern family living. All the rooms have solid wooden fire-proof doors, UPVC triple glazing and there is underfloor heating in the kitchen/dining room.

The ground floor comprises lovely and light entrance hallway, large dual aspect sitting room with free standing log burning stove and attractive bay window with French door out onto decking area, 27ft open plan kitchen/breakfast room with gloss units with contrasting dark granite worktops and Villeroy and Boch ceramic tiles. The appliances are all fully integrated giving the kitchen a clean, modern look. There is a useful breakfast bar facing into the kitchen part, French doors from the dining area open out into the rear garden and underfloor heating. To complete the ground floor there is a downstairs cloakroom and understairs storage room.

Upstairs a large bright landing leads into the spacious principal bedroom which overlooks the rear garden and has fitted wardrobes, dressing table and an en suite shower room. There are three further double bedrooms and family bathroom.

Outside

The garden at the property has been re-landscaped by the current owners and is contemporary in design. A large gravel area wraps round the house, interspersed with angled raised beds well stocked with a variety of plants and shrubs. There is also a lawn and a decking area for outside dining and entertaining. Useful outbuildings include a shed, summer house and log store.

The development is entered through double wooden gates and Holt Barns has two allocated parking spaces along with visitors' parking area for up to four cars.

A gate through the rear garden leads into a strip of woodland also owned by the property.



LOCATION

The property is situated in the heart of the Hamlet of Frith End, which is renowned for backing onto Alice Holt Forest within the South Downs National Park and for its central position to a network of stunning paths and bridleways, ideal for walking, running, cycling and horse riding. Local attractions include the Alice Holt Forest activity centre with its new cafe, Birdworld and Frensham Ponds including the sailing club. Blacknest Golf and Country Club with gym, the Bluebell Public House and The Jolly Farmer Public House with its skittles alley, are also close by accessed either by road or by footpath. There are various shopping facilities and cafes at Forest Lodge, Country Market, and at the local petrol stations at Kingsley and Bucks Horn Oak.

Within Frith End there is a bus stop, with buses connecting, Haslemere, Hindhead, Farnham and Aldershot. 2.5 miles to the north, a railway station can be found on the south side of the village of Bentley providing direct trains to Waterloo in approximately 1 hour. More extensive cultural, educational and shopping facilities can be found in the nearby historic town of Farnham, approximately 5.5 miles away. Alton and Bordon provide further shopping facilities and are both within 5 miles. By road, there is easy access onto the A325, A31, A331, M3 and the A3, connecting with the M25 and London to the north, and south west bound to Winchester and the South coast.

The property has access to both Surrey and Hampshire schools, with primary schools at Binsted, Bentley and Rowledge and secondary schools at Weydon in Farnham and Eggars in Alton. Junior prep private schools include St Edmund's, Amesbury, Edgeborough, The Royal and Barfield and private senior schools include Lord Wandsworth, Frensham Heights, Bedales, Charterhouse, Priors Field, and Churchers.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

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

