



KINGSLEY, HAMPSHIRE, GU35

£1,200,000 *Freehold*

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KEY FEATURES

- Approximately 4 acres of gardens, grounds and grazing land
- Exciting development opportunity for three detached dwellings (STPP)
- Preliminary concept scheme with separate access identified
- Substantial detached residence extending to 2,440 sq ft
- Five bedrooms, dressing room and study
- Beautiful mature grounds with parkland-style outlooks
- Extensive driveway parking
- Large entertaining terrace overlooking the land
- Former nursery buildings, greenhouse and ancillary outbuildings
- Exceptional lifestyle, equestrian and investment opportunity



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ACCOMMODATION

Bakers Farm Nursery combines the increasingly rare attributes of a substantial country home, approximately 4 acres of gardens, grounds and grazing land, and an exciting opportunity for future development.

Extending to approximately 2,440 sq ft, the house offers well-proportioned family accommodation including a 24 ft sitting room, kitchen/dining room, study, utility room and five bedrooms, together with a dressing room serving the principal suite. The property enjoys a wonderful relationship with its grounds, with attractive views across mature gardens, paddocks and specimen trees from many of the principal rooms.

Concept drawings have been prepared exploring the potential for three detached dwellings within part of the land, with separate access identified, subject to obtaining all necessary planning permissions and approvals.

A rare lifestyle and investment opportunity in an attractive Hampshire village setting.

Outside

Set well back from the road, the property is approached via a private driveway leading to an extensive parking area.

To the rear, a superb elevated terrace spans much of the property and provides a spectacular setting for outdoor dining and entertaining, overlooking the gardens, mature trees and grazing land beyond. The grounds have been established over many years and feature expansive lawns, specimen trees and attractive natural boundaries which create a wonderful sense of privacy and seclusion.

Beyond the formal gardens lie useful grazing paddocks, making the property particularly appealing to equestrian purchasers, smallholders or those simply seeking space rarely found in today's market.

Further benefits include a greenhouse, former nursery buildings and a range of useful ancillary outbuildings.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

EPC rating: E

Is the property listed: Property is not listed

Development Opportunity

Concept drawings have been prepared exploring the potential for three detached dwellings within part of the land, with separate access identified. Whilst no formal planning application has been submitted, the scheme demonstrates the exciting scope available, subject to obtaining all necessary planning permissions and approvals.

As such, the property offers a rare blend of country living, land ownership and future development potential.

LOCATION

Occupying an attractive position within the village of Kingsley, Bakers Farm Nursery enjoys a wonderful balance of rural seclusion and accessibility. Surrounded by beautiful Hampshire countryside, the area is renowned for its exceptional walking, riding and cycling, with Alice Holt Forest, Frensham Common and the South Downs National Park all within easy reach.

The Georgian market town of Farnham lies nearby and provides an excellent selection of independent shops, restaurants, cafés and leisure facilities, together with a mainline station offering services to London Waterloo. The area is also well served by a number of highly regarded state and independent schools and benefits from convenient access to the A31, A3 and wider motorway network.

This combination of countryside, connectivity and lifestyle continues to make the area one of the most sought-after locations on the Surrey and Hampshire borders.



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

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



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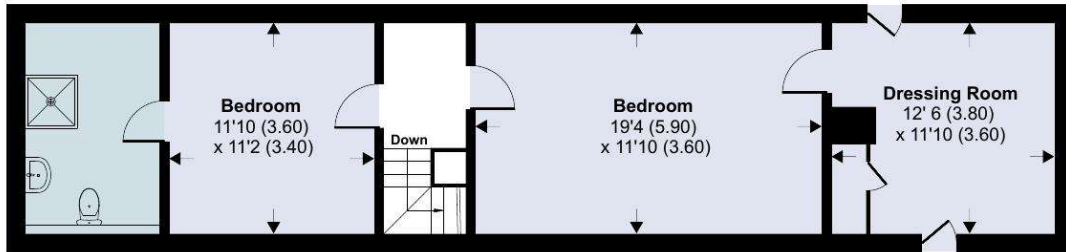
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



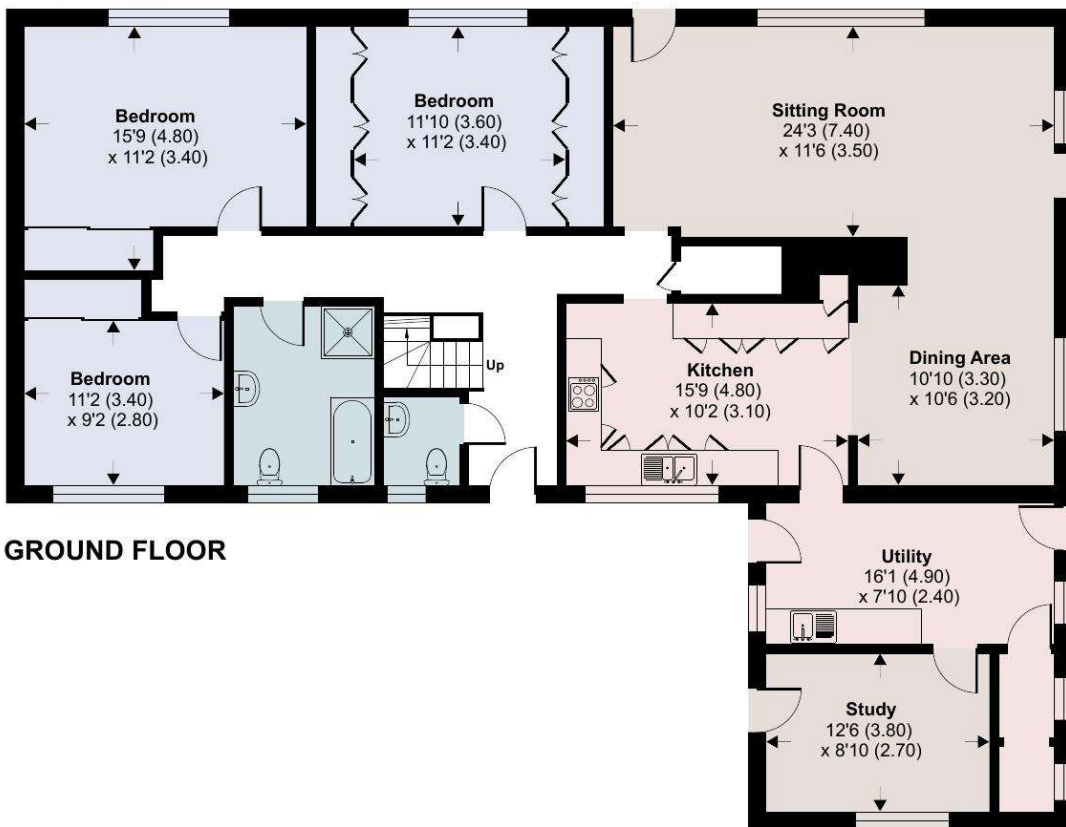
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Approximate Area = 2440 sq ft / 226.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1520314

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