
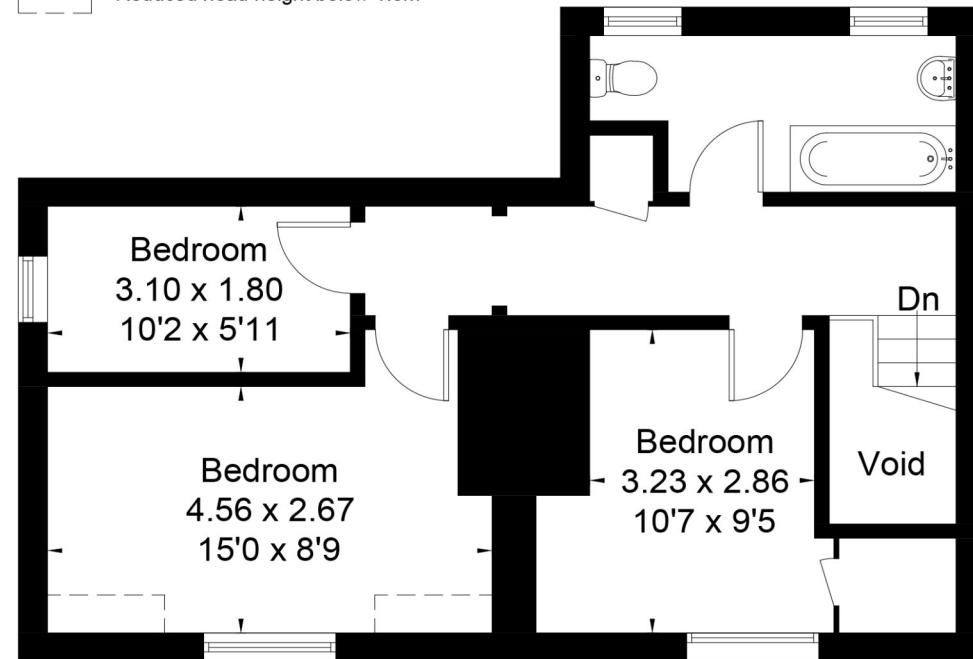


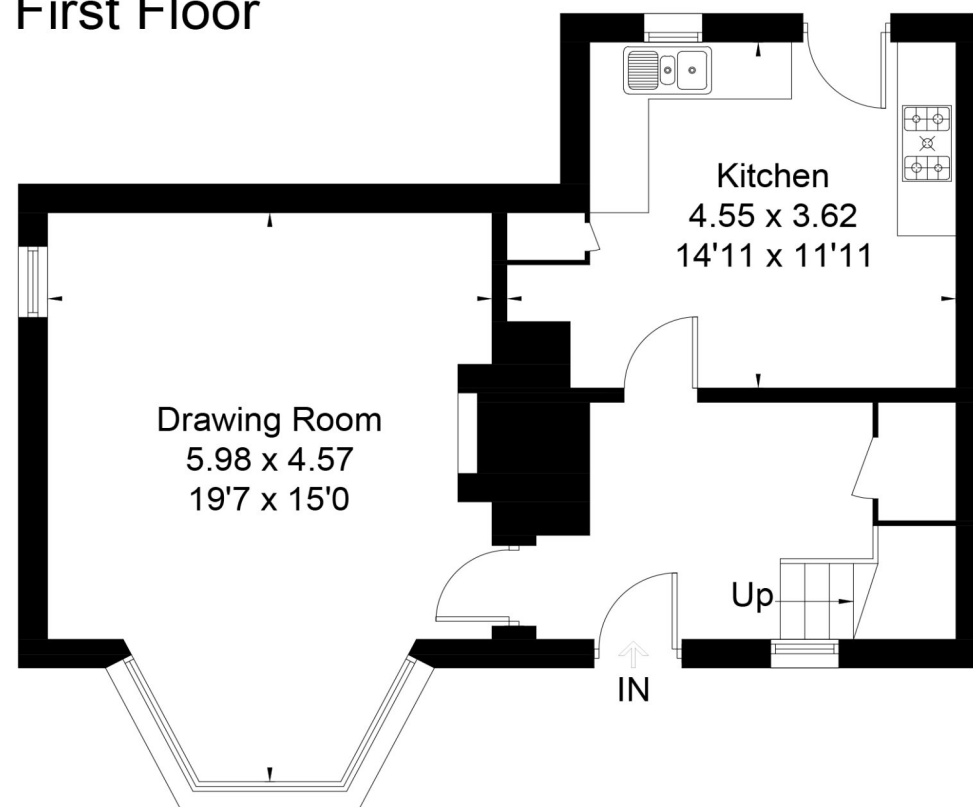
Approximate Area = 98.7 sq m / 1062 sq ft (Excluding Void)
Including Limited Use Area (1.7 sq m / 18 sq ft)



 = Reduced head height below 1.5m



First Floor



Ground Floor

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

Winkworth



Ockham Hall, Kingsley, GU35

Offers in excess of £375,000

A rare opportunity to purchase this, unique three bedroom home, formed out of part of a period Country House dating back to 1875, located in a picturesque village with views of Kingsley Common/Lake. The property has just been updated throughout. EPC rating F (25)

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ACCOMMODATION

Living Room, Kitchen/breakfast room, Two Double Bedrooms, Single Bedroom, Family Bathroom, Garage, Communal Gardens and Owners Private Garden

DESCRIPTION

A rare opportunity to purchase this, unique three bedroom home, located in a picturesque village with views of Kingsley Common/Lake. Dating back to 1875 when this property was formerly part of Ockham Hall, the first co-ed boarding school.

On entering the property through the part glazed front door you are met with character and high ceilings throughout.

From the reception hall a door leads to the bright and spacious double aspect living room with stunning 14ft high ceilings and a bay window allowing the light to flood in, a log burning stove in stone surround. Kitchen with a range of modern units with space for a fridge freezer, washing machine, integral dishwasher, 5 ring gas hob and double oven. Space for dining table and a door leading to the communal gardens. Under stairs storage and stairs to the first floor.

Upstairs this property has three bedrooms with views over the gardens and lake, and an impressive family bathroom with a bath and shower attachment over.

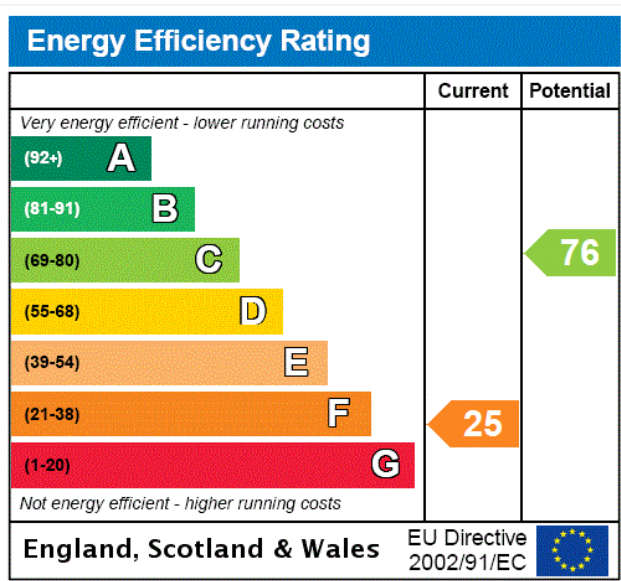
All newly decorated and carpeted throughout.

Single garage, ample parking, communal gardens and owners private garden.

LOCATION

The property is located in the heart of Kingsley on the edge of Kingsley Common. Kingsley village provides a local post office/ shop for all those last-minute essentials, Montessori nursery school, the Cricketers Inn pub, A tennis club with indoor courts and a sport and social club. There is also the popular Country Market shops and a petrol station.

The property is located in a 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 within the South Downs National Park just 1 mile away accessed via road or footpath with its activity centre and new cafe. Further attractions include Birdworld and Frensham Ponds including the sailing club. Blacknest Golf and Country Club with gym, the Bluebell Public House, Dockenfield and The Jolly Farmer Public House with its skittles alley at Blacknest, are also close by accessed either by road or by footpath.



Close by is Bentley village to which has a railway station giving access to London Waterloo, Woking, Guildford, Alton and Farnham. The property is ideally situated for good access to both the A31 and A3.

SERVICES

Mains electricity and water, private drainage and private gas supply.

LOCAL AUTHORITY

East Hants District Council

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