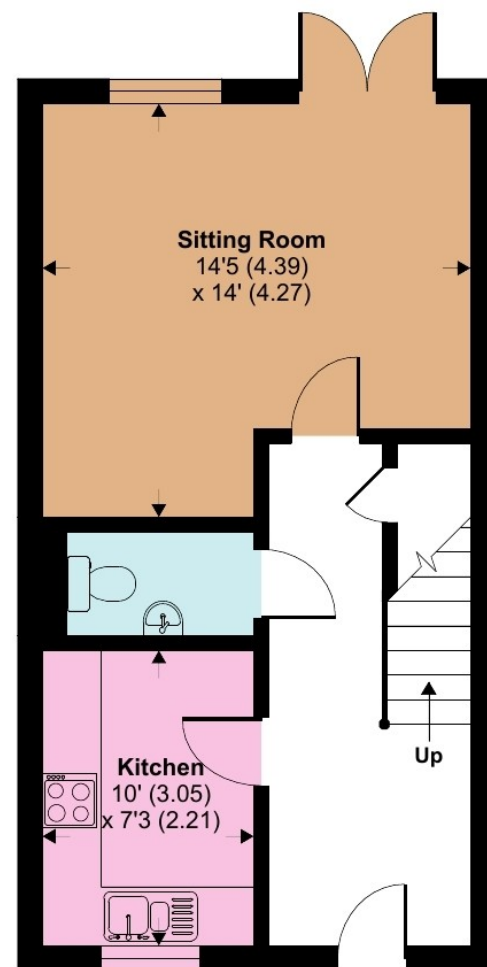


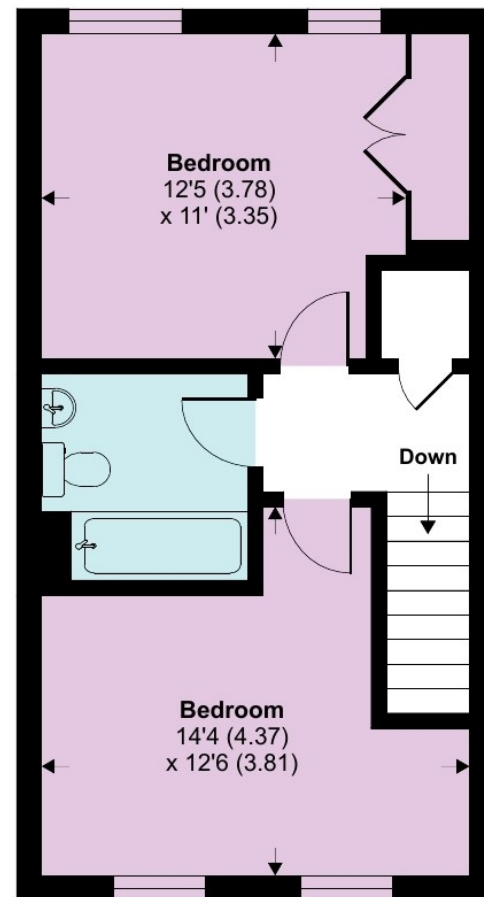
Oakleigh Close, Bucks Horn Oak, Farnham, GU10

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OAKLEIGH CLOSE, BUCKS HORN OAK, FARNHAM, HAMPSHIRE, GU10

Guide Price £425,000

A well presented home, located in the highly sought after village of Bucks Horn Oak, with immediate access to Alice Holt Forest.

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ACCOMMODATION

- Village location
- Well presented home
- Two bedrooms
- Driveway for two cars and visitor parking
- Village location
- Immediate proximity to Alice Holt Forest
- Access to countryside walks
- Due west facing garden

DESCRIPTION

This attractive property has been well cared for by the present owner and is situated within a sought after position in the popular village of Bucks Horn Oak. The property has immediate proximity to Alice Holt Forest.



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, via the famous Shipwrights Way (that will lead to Portsmouth's Historic Dockyard); there is also village shop.

Nearby there is the village of Rowledge which has a good array of convenience stores such as post office, local store, butchers, hairdressers, public house, church and village green with popular tennis and cricket clubs and playground. Further local attractions include Frensham Ponds including the sailing club, Blacknest Golf and Country Club with gym, the Bluebell Public House and The Jolly Farmer Public House. 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 Bucks Horn Oak there is a bus stop, with buses connecting, Haslemere, Hindhead, Farnham and Aldershot. 1.6 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. 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 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. 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 College.

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.

The property is within walking distance of the village amenities and comprises inviting entrance hallway, fully fitted kitchen, large sitting room with French doors to rear, downstairs cloakroom and understairs storage.

Upstairs there are two double bedrooms, one with built in wardrobes, family bathroom and airing cupboard.

Outside the generous west facing garden consists of large patio terrace adjoining the rear of the property and an area of lawn with a selection of shrubs and plants. At the far end of the garden there is a garden shed and direct access to Alice Holt Forest. At the front of the property there is a driveway for two cars.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		118
(81-91) B	84	
(69-80) C		
(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	