

Churchfields, Bordon, GU35

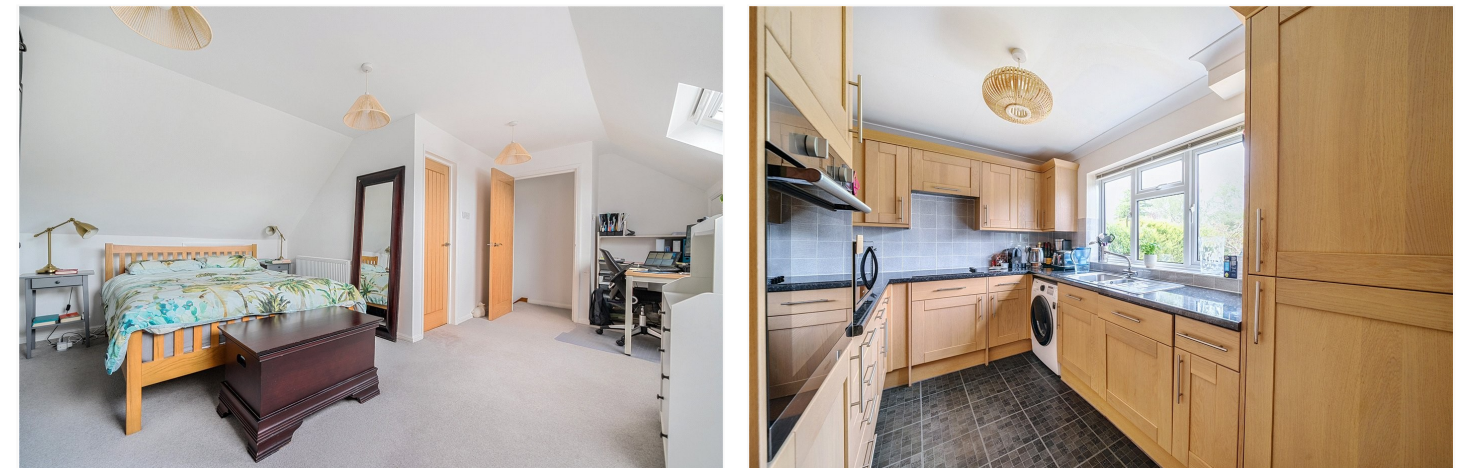
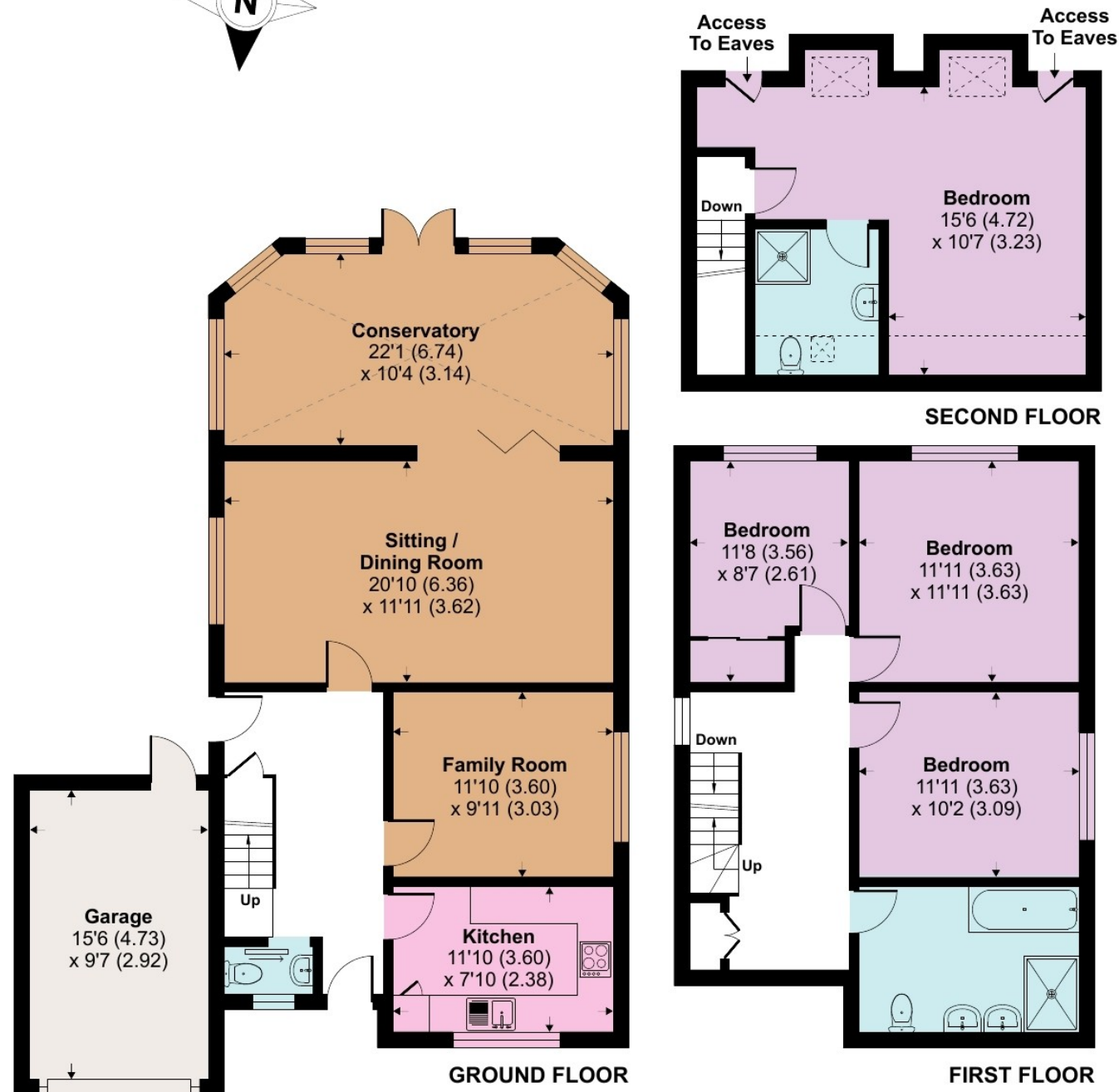
Approximate Area = 1753 sq ft / 162.9 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1940 sq ft / 180.2 sq m

For identification only - Not to scale



CHURCHFIELDS, KINGSLEY, BORDON, HAMPSHIRE, GU35

Guide Price £700,000

A detached family home located on a quiet residential road in a sought after village location.

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ACCOMMODATION

- Well presented detached family home
- Four bedrooms
- Principal bedroom with en-suite
- Large south facing private garden
- Garage and ample driveway parking
- Views over Kingsley Common
- No onward chain

DESCRIPTION

A well presented detached family home, in a superb cul-se-sac location in the popular village of Kingsley.

The house has a spacious feel with good size entrance hallway, downstairs w/c, family room and fitted kitchen with ample 'shaker style' storage cupboards and drawers. The spacious and light sitting/dining room has a log burning stove and bifold doors that lead out to a delightful conservatory that expands the full width of the house. There are double doors from the conservatory leading out to the large, flat and private south facing garden.

On the first floor there are two double bedrooms, a large single with build in wardrobes and a four piece family bathroom containing 'his & her' sinks, bath and separate shower. On the second floor there is a large principal bedroom with Velux windows overlooking Kingsley Common and an en-suite shower room.

The property is very well presented but also has further potential to renovate and extend, subject to planning.

Outside to the front is a well kept front garden, driveway for three to four cars, EV charger, garage with up and over door and access to the rear garden. To the rear of the property is a generous south facing garden which backs on to Kingsley common. The garden is mainly laid to lawn but there is also a small paved patio area.



LOCATION

The property is situated in the quiet village of Kingsley, just on the edge of the South Downs National Park. In Kingsley village there is a post office, a church and The Cricketers pub, paddle courts and nearby Country Market has a café, a butcher, greengrocery, delicatessen and garden centre and hosts retail outlets such as Pets Corner, Maidenhead Aquatics, Mountain Warehouse and Cotton Traders.

Farnham is approximately 7 miles and Alton 5 miles. By road there is easy access to the A325, A31, A331, A3, and M3 connecting with the M25 and London to the north, also Guildford and Reading, Winchester and Petersfield. Direct trains to London Waterloo leave from Bentley, Alton and Farnham and links from this line go to Reading and Guildford.

The property has access to primary schools at Binsted, Bentley, Alton, Bordon and Rowledge and secondary schools in Alton, Farnham and Bordon. Local prep schools include St Edmund's, Amesbury, Edgeborough, Highfield, The Royal and Barfield. Independent senior schools include Lord Wandsworth, Frensham Heights, Churchers, Bedales, St Swithun's and Winchester College.

Local attractions include Alice Holt Forest with its activity centre, Frensham Ponds with a sailing club, Advantage Paddle Centre, The Bosc Pavillion in Bordon and golf clubs at Blacknest, East Worldham and Alton. There are several gym and fitness centres and newly built sports centres at both Bordon and Alton.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield I Council Tax Band F

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	82 B