

Kingsley, Hampshire, GU35

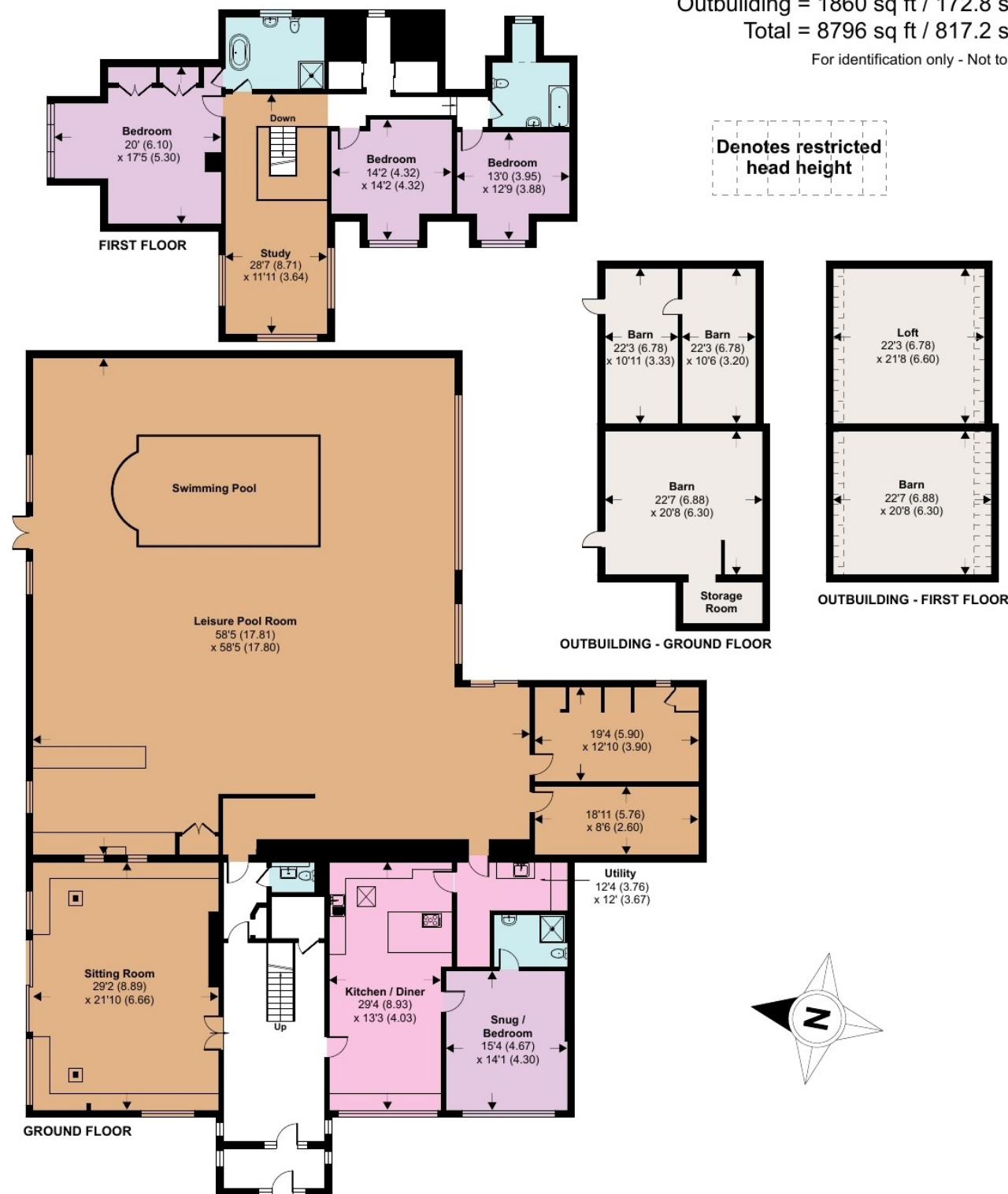
Approximate Area = 6669 sq ft / 619.6 sq m

Limited Use Area(s) = 267 sq ft / 24.8 sq m

Outbuilding = 1860 sq ft / 172.8 sq m

Total = 8796 sq ft / 817.2 sq m

For identification only - Not to scale



KINGSLEY, HAMPSHIRE, GU35

Offers in excess of £1,250,000

An exceptional barn conversion providing over 7,000 sq. ft. of luxury accommodation.

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

Winkworth

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

Winkworth



ACCOMMODATION

Exceptional quality throughout

Converted barn

Beautifully appointed kitchen/diner

Four bedrooms and three bathrooms

West facing gardens approx. 0.5 acre

Wonderful views over open countryside

Leisure complex requiring modernisation

A further detached barn in the grounds

DESCRIPTION

Apple Barn was originally built in the 17th century, getting fully converted to this incredible property circa 1980.

This magnificent country house provides outstanding accommodation, character features throughout and over 7,000 sq. ft. of accommodation. The converted barn fits sympathetically within its environment.

The principal rooms are of particular note and comprise main double aspect drawing room that showcases wonderful architectural detail, solid oak flooring, large wood burning stove which sits in a brick inglenook fireplace and sliding doors to garden; the bespoke, newly fitted kitchen/diner room with a range of appliances and Rangemaster; large separate utility/laundry room. These rooms are further complemented by a large family snug room/bedroom with en suite shower room.

The first floor consists of a principal bedroom with stunning vaulted ceiling and en suite bathroom with separate shower, two further double bedrooms, family bathroom, a galleried triple aspect study/reading room enjoying views of the wonderful countryside, two storage cupboards and eaves storage. There is a loft extending the full length of the house.



To note there is a large leisure complex that is at the rear of the ground floor. Currently this houses a swimming pool, changing area, vaulted ceiling and boiler room. These versatile leisure facilities, flexible in their use, require sympathetic enhancement/modernisation.

Outside

The gardens are certainly a highlight of the property. The entrance leads onto a large sweeping driveway and superbly landscaped gardens with an array of established shrubs and trees. The west facing garden is predominately laid to lawn and enjoy a scenic outlook over neighbouring farmland and Hampshire countryside. There is an additional detached barn providing great levels of storage.

LOCATION

The property occupies a rarely available location at the end of a private lane within the South Downs National Park. Kingsley and Oakhanger each have a church and Inn's with a hall, cafe and shop at The Chocolate Frog in Oakhanger and the Kingsley Community Centre/Post Office in Kingsley. Selborne is renowned for its association with Gilbert White and has a primary school and Inn. There are transport links with a regular bus service in Kingsley linking Basingstoke, Liphook and Alton as well as stations at Liphook, Petersfield and Alton.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield I Council Tax Band G

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	68 D	70 C
39-54	E		
21-38	F		
1-20	G		