

Forest View, Back Lane, Bucks Horn Oak, Farnham, GU10

Approximate Area = 1177 sq ft / 109.3 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1374 sq ft / 127.6 sq m
For identification only - Not to scale



BACK LANE, BUCKS HORN OAK, FARNHAM, HAMPSHIRE, GU10

Guide Price of £735,000

A well presented family home in a sought after cul-de-sac benefiting from a large garden and detached garage.

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ACCOMMODATION

- Executive family home
- Open plan kitchen/breakfast room
- Two reception rooms
- Principal bedroom with en suite
- Large garden
- Immediate proximity to Alice Holt
- Detached garage
- Private cul-de-sac
- No chain

DESCRIPTION

This wonderful home provides generous living in a peaceful and desirable location. The property has been well maintained by the current owners and benefits from a fully landscaped rear garden which backs onto the Royal Forest Alice Holt.

This home offers a light and airy feel throughout and ground floor comprises inviting entrance hallway, large sitting room with bay window and fireplace, open plan kitchen/breakfast room with breakfast bar and French doors leading to the garden, orangery with French doors to outside, downstairs cloakroom.

The first floor offers a principal bedroom with built in wardrobes and en suite shower room, double bedroom, single bedroom, family bathroom and airing cupboard.

Outside the north-westerly facing rear garden is mainly laid to lawn and is enclosed by a mixture of panel fencing and mature hedging, and is most secluded. There is a large patio area, pergola, BBQ area and an array of plants and shrubs throughout the garden which has a private gate onto the forest. To the front, there is a driveway for two vehicles as well as a detached single garage.



LOCATION

The property is situated in the heart of Bucks Horn Oak, which is renowned for being surrounded by Alice Holt Forest within the South Downs National Park and for its central position to a network of stunning paths and bridleways, ideal for walking, running, cycling and horse riding. One of the footpaths from Back Lane leads directly to Bentley railway station (1.6 miles), via the famous Shipwrights Way (that will lead to Portsmouth's Historic Dockyard) and there is a village shop at the petrol station. Local attractions include the Alice Holt Forest activity centre with its new cafe (within walking distance), Birdworld and Frensham Ponds including the sailing club. Blacknest Golf and Country Club with gym and the Bluebell Public House are also close by accessed either by road or by footpath. 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. Alton and Bordon provide further shopping facilities and are both within 5 miles. 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.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band E

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		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		