

# Farnham Road, Sleaford, GU35

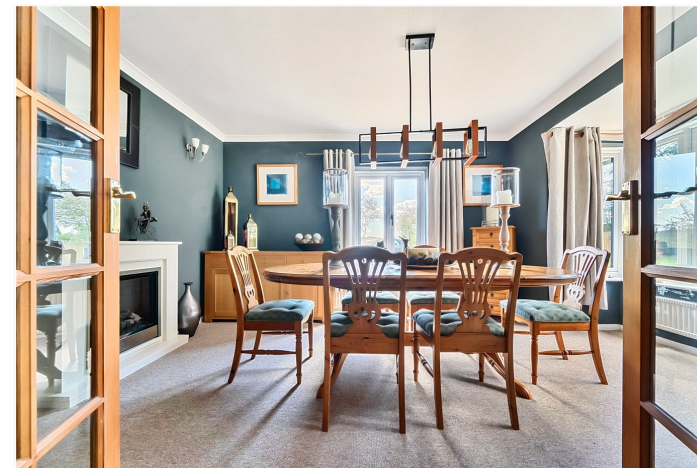
Approximate Area = 2518 sq ft / 233.9 sq m (excludes carport)

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 588 sq ft / 54.6 sq m

Total = 3270 sq ft / 303.7 sq m

For identification only - Not to scale



## FARNHAM ROAD, SLEAFORD, HAMPSHIRE, GU35

OIEO £1,250,000

Substantial family home dating back to the 1930s set in approx. 1 acres with countryside views. The property comes to the market with no onward chain.

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**Winkworth**





ACCOMMODATION

- Over 3,200 square feet of accommodation
- Open plan kitchen/breakfast/family room
- Four reception rooms
- Detached double car port and garage
- Garden and grounds of approx. 1 acres
- Gym, sauna and summerhouse
- Endless pool
- South-easterly rear facing garden
- No onward chain

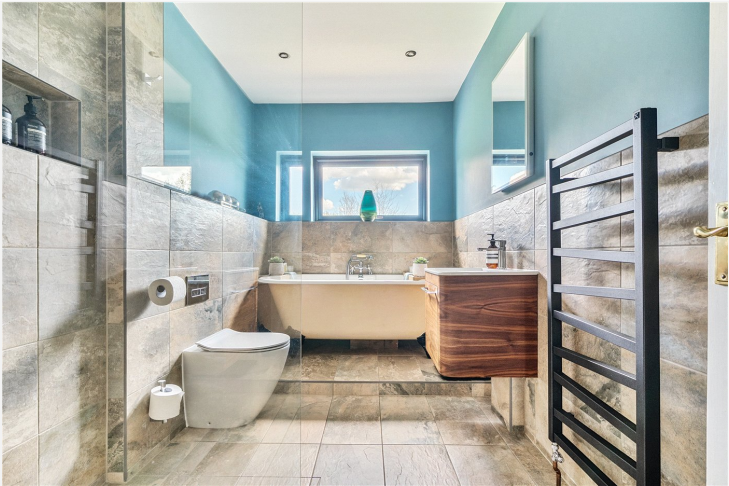
DESCRIPTION

Updated and redesigned by our clients, this 1930s property is now individually designed, offering high specification and exceptionally spacious rooms. This substantial property offers over 3,200 square feet of accommodation.

Approached via a large gravelled driveway, Longdene is a bespoke individualist home set within private grounds, located within a most private setting, boasting gardens and grounds of circa 1 acres. The well presented accommodation is spacious throughout, perfect for family and/or multi-generational living with the kitchen hub, study and entertainment area enjoying a fine outlook onto the views across the gardens and nearby countryside.

Upon entering, there is an entrance porchway leading onto a large entrance hallway leading to a dual aspect sitting room with bay window and feature log burning stove, dual aspect dining room with bay window, spectacular open plan kitchen/breakfast/family room hub with central island, French doors to courtyard and bifolding doors. A downstairs study room, snug, utility room and downstairs cloakroom complete the ground floor.

To the first floor, there is an impressive principal bedroom with en suite shower room and bi-fold windows to take in aspects of the extensive garden, three further double bedrooms, family bathroom with separate shower, single bedroom (currently being used as a dressing room) and airing cupboard.



Outside  
The gardens are approximately 1 acres and the south-easterly facing rear garden is mainly laid to lawn with a mixture of mature trees (oak trees are over 200 years old) as well as mature bushes providing great screening on both sides, backing onto rolling countryside. There is also an entertaining space adjacent to the kitchen with seating and bar area, patio that extends the length of the property, an endless pool, large outbuilding with gym, sauna and shower, summerhouse with river views. The front garden provides good frontage with detached double carport, garage and log store. The house is approached by secure electric gates, leading to a sweeping gravelled driveway with ample space for several vehicles.

LOCATION

The property is one of the main residences within this small hamlet set amongst beautiful undulating countryside on the Surrey/Hampshire borders. The local villages of Kingsley and Bentley offer a variety of amenities for daily needs, with the nearby towns of Farnham and Alton providing more extensive shopping and leisure facilities. London Waterloo from Bentley station takes approximately an hour, with additional services also available from Farnham and Alton.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

At Sleaford, some 0.6 miles away, is the Country Market which combines a farm shop, garden centre, delicatessen and other retail outlets, whilst at Holt Pound is the well renowned Birdworld and the ever popular Alice Holt Forest within the South Downs National Park. This is a network of stunning paths and bridleways, ideal for walking, running, cycling and horse riding. Road connections in the area are excellent with the A3 at either Guildford or Hindhead providing access to the M25, the national motorway network, London and the international airports of Heathrow, Gatwick and Southampton. The surrounding area has an excellent choice of independent schools including Frensham Heights, Edgeborough, Lord Wandsworth College, St. Edmunds and Amesbury. Sporting facilities include sailing and fishing at the National Trust Frensham Ponds and direct access to miles of beautiful walking, riding and cycling. There are golf courses at Hindhead, Farnham, Blackmoor and two at Liphook.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | 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.