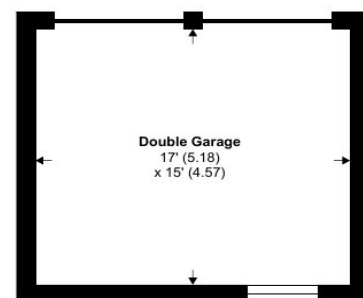
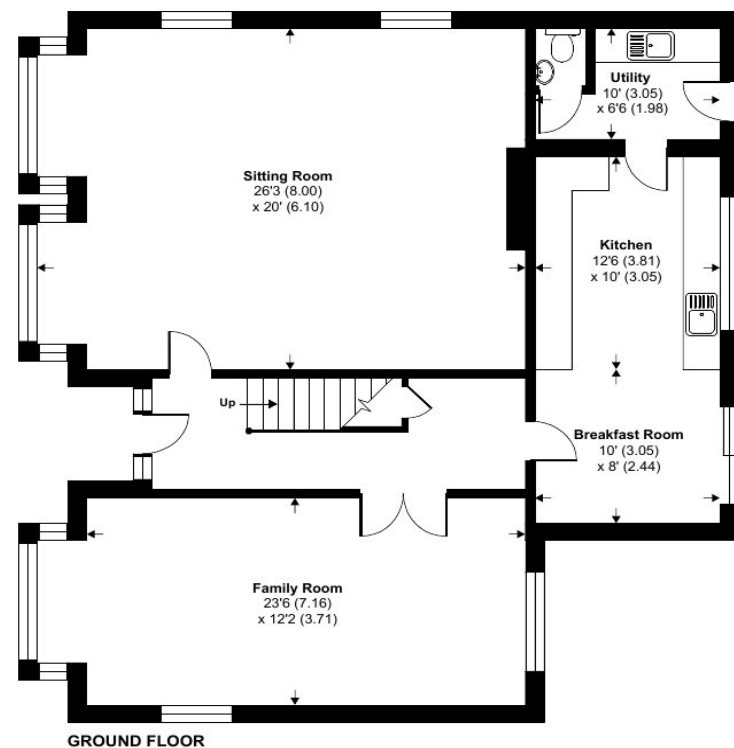
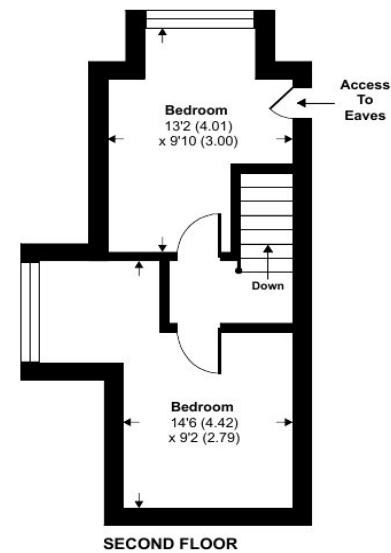
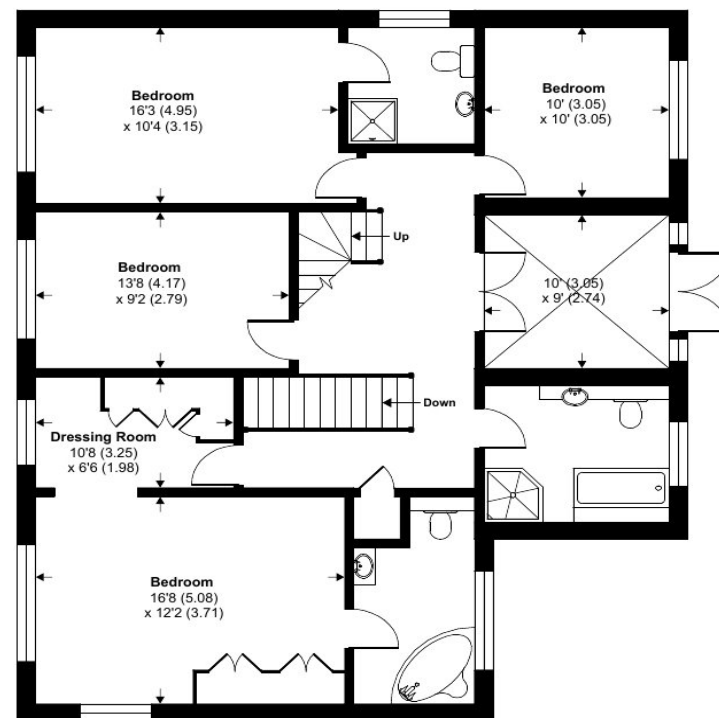


Farnham Road, Sleaford, GU35

Approximate Area = 3056 sq ft / 283.9 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 768430



Farnham Road, Sleaford, Hampshire, GU35

Guide Price £1,100,000

Substantial family home dating back to the 1930s set in 1.1 acres with countryside views. The property comes to the market with no onward chain.

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ACCOMMODATION

- Approximately 3000 square feet
- Character features throughout
- Six double bedrooms
- Three bathrooms
- Detached double garage
- Grounds of 1.1 acres
- South-easterly rear facing garden
- No chain

DESCRIPTION

Substantial family home dating back to the 1930s set in 1.1 acres with countryside views. The property comes to the market with no onward chain.

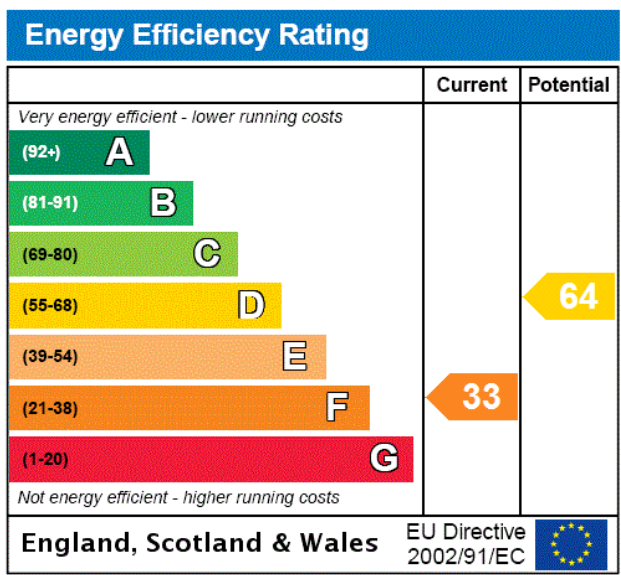
This elegant property offers a wealth of character features throughout and occupies a private setting amongst 1.1 acres of gardens with swimming pool and countryside views.

Originally built in the 1930s, the property provides spacious accommodation and the ground floor comprises impressive and grand entrance hallway, 26'3 double aspect drawing room with parquet flooring, two large bay windows and large wood burning stove, 23'6 family room with bay window, family/breakfast room with patio doors to rear, fully fitted kitchen with views across the rear garden, utility room with backdoor, downstairs cloakroom, understairs storage.

The first floor comprises dual aspect principal bedroom with dressing area, hand built oak wardrobe and en suite bathroom. Furthermore, there are three double bedrooms, one with guest en suite shower room, large family bathroom, magnificent landing area, airing cupboard and conservatory styled room. Upstairs to the second floor there are two double bedrooms with wonderful views and eaves storage.

Outside, the gardens consist of approximately 1.1 acres and the south-easterly facing rear garden is mainly laid to lawn with a mixture of trees and mature bushes providing great screening on both sides. There is also a mixture of fruit trees throughout the gardens and it backs onto rolling countryside. There is also a wide raised terrace that extends the length of the property, a swimming pool with new water pump, large summerhouse and the front garden provides a good level lawn for family sport games.

Hartington House is approached by a sweeping driveway. There is ample space for parking for several vehicles, turning in front of the house and access to the detached double garage.



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.

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

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