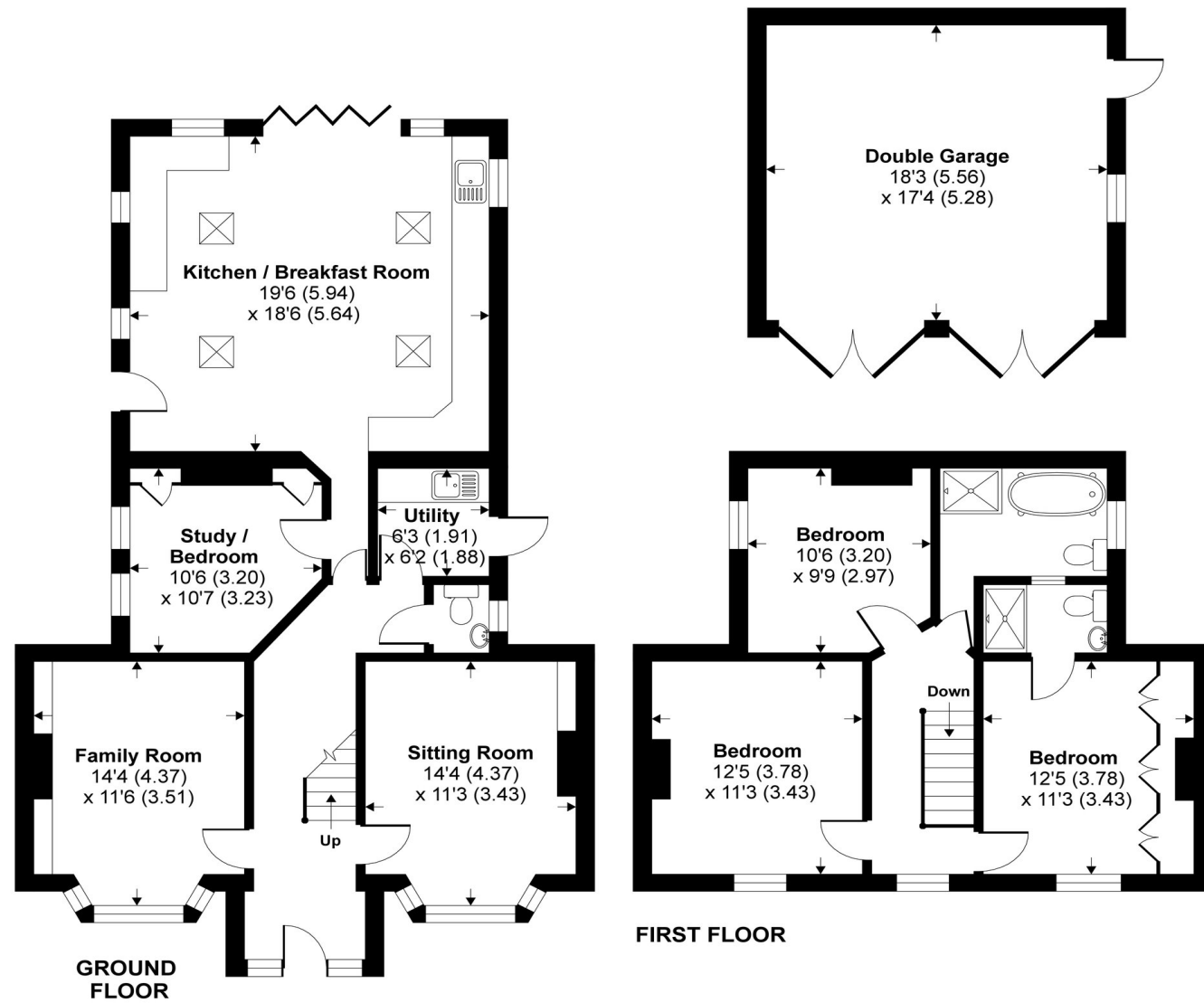


Bucks Horn Oak, Farnham, GU10

Approximate Area = 1599 sq ft / 148.5 sq m
 Garage = 318 sq ft / 29.5 sq m
 Total = 1917 sq ft / 178.1 sq m
 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). © n/checom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 759157

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99 West Street, Farnham, GU9 7EN



Main Road, Bucks Horn Oak, Farnham, GU10

Guide Price £895,000

A charming and beautifully presented detached property offering flexible family accommodation in the highly regarded village of Bucks Horn Oak within walking distance of the 'royal forests' of Alice Holt.

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ACCOMMODATION

- Immaculately presented
- Three reception rooms
- 'Hub of the home' kitchen/breakfast room
- Utility room
- Principal bedroom with en suite
- Detached double garage
- Gated entrance
- Walking distance to Alice Holt Forest

DESCRIPTION

A charming and beautifully presented detached property offering flexible family accommodation in the highly regarded village of Bucks Horn Oak within walking distance of the 'royal forests' of Alice Holt.

This delightful property has been regularly updated by the current owners and is now finished to an exacting standard. Upon entering, the inviting entrance hallway leads to a large sitting room with original fireplace and notable bay window, family room with bay window and storage cupboards, study/bedroom with built in storage and downstairs cloakroom. Towards the back of the property there is the 'hub of the home' triple aspect kitchen/dining/breakfast room, which features a large island, superbly fitted bespoke cabinetry, underfloor heating, pantry cupboard, backdoor to courtyard and bi-folding doors leading out onto the garden. The ground floor further benefits from a utility room with fitted units and door to side.

The first floor continues to impress, with the large principal bedroom benefitting from an en suite shower room and there are two further good-sized double bedrooms and family bathroom with separate shower.

Externally the rear garden is mainly laid to lawn, with a large and tasteful patio area for entertaining and the garden is well screened with mature trees and hedging. To the side of the property there is a large courtyard area and to the front there is a wide reinforced driveway that provides parking for numerous vehicles, detached double garage and private gates upon entry.

LOCATION

The property is situated in the heart of the village of Bucks Horn Oak, which is renowned for being surrounded by 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. From the house, one is able to join a footpath from Back Lane which leads directly to Bentley railway station (1.6 miles) with



regular trains to London Waterloo, via the famous Shipwrights Way (that will lead to Portsmouth's Historic Dockyard); there is also village shop.

Nearby there is the village of Rowledge which has a good array of convenience stores such as post office, local store, butchers, hairdressers, public house, church and village green with popular tennis and cricket clubs and playground. Further local attractions include Frensham Ponds including the sailing club, Blacknest Golf and Country Club with gym, the Bluebell Public House and The Jolly Farmer Public House. 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. 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 College.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	