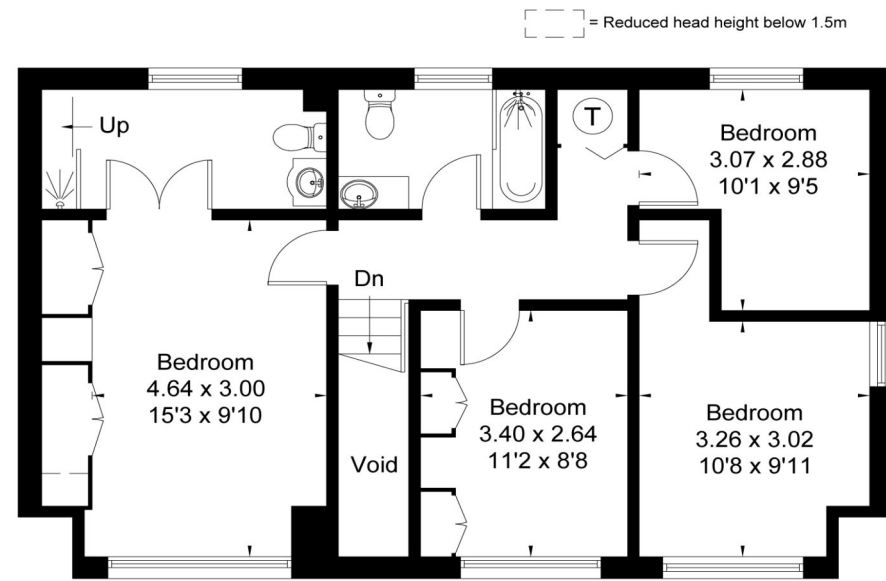
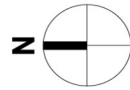
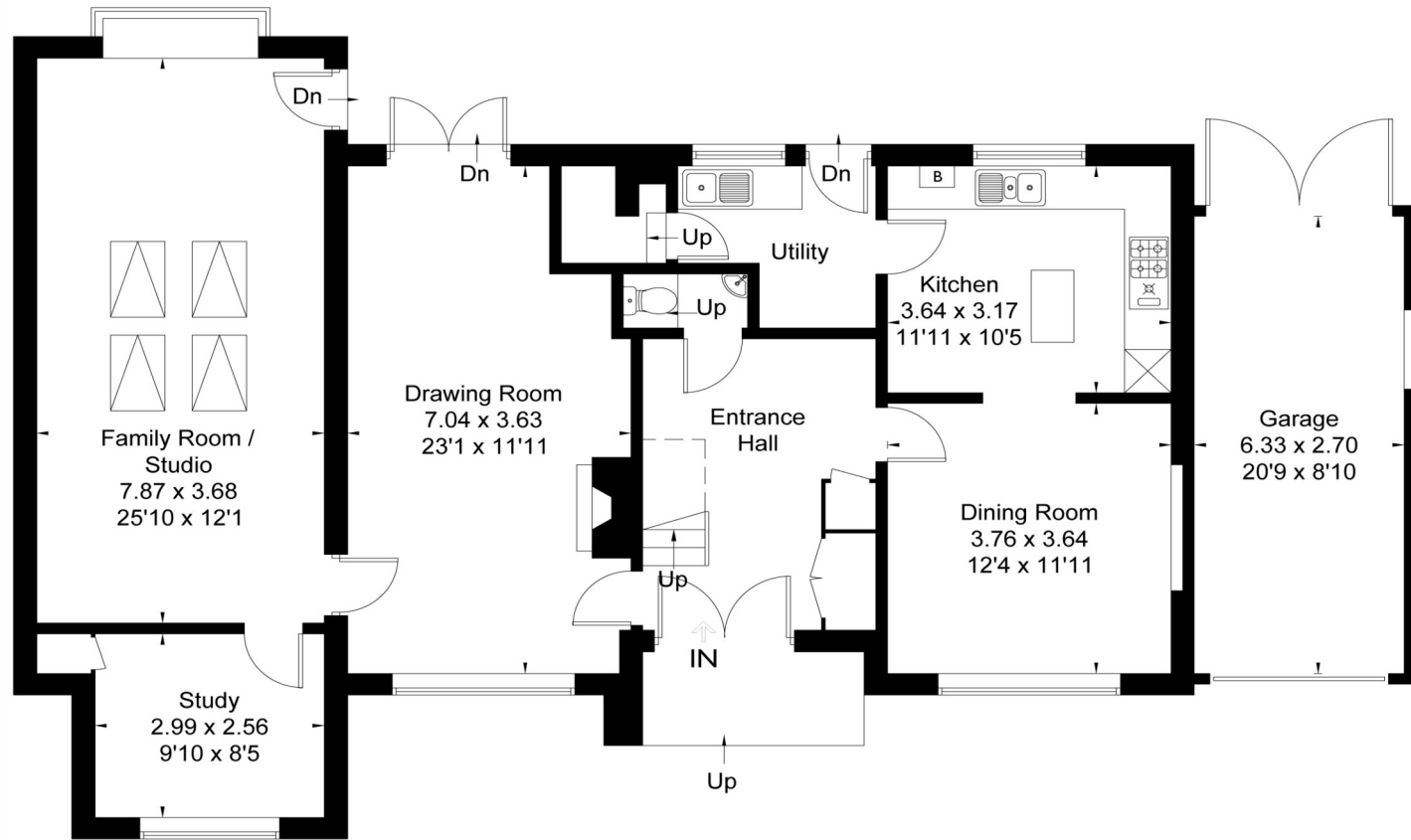


Approximate Area = 180.5 sq m / 1943 sq ft (Excluding Void)
 Garage = 17.1 sq m / 184 sq ft
 Total = 197.6 sq m / 2127 sq ft
 Including Limited Use Area (4.5 sq m / 48 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



Back Lane, Bucks Horn Oak, Farnham, Surrey, GU10

Guide Price £800,000

A fantastic opportunity to acquire this 4 bedroom, potentially 5 bedroom detached family home with a stunning 25ft studio/family room that would convert to an annex if needed. The property is very close to Alice Holt Forest and an outstanding network of footpaths in the South Downs National Park but still with easy access into London (Waterloo) via Bentley station just 1.6 miles away.

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ACCOMMODATION

- Master Bedroom with en suite
- Three further Bedrooms
- Sitting room and dining room
- 25' Studio/Family Room (potential annex and study)
- Utility Room
- Large garden
- Walking distance to Alice Holt Forest
- No chain

DESCRIPTION

A five-bar gate leads to a sweeping gravel drive offering parking for several cars. A covered porch leads to part glazed double doors and into the spacious hallway with coats cupboard and cloakroom. Part glazed internal doors lead to the dining room and kitchen with a range of eye and ground level beech effect units, a Stoves Range, space for fridge/freezer and dishwasher, small island, 1 1/2 bowl sink. The utility room has space for washing machine, tumble dryer and a stainless-steel sink and offers a good-sized pantry and a door which leads out to the rear garden.

The bright and airy dual aspect living room with gas effect fire and oak surround with French doors leading out to the garden. The versatile studio/family room has a double height ceiling with feature beams and Velux windows and a window seat with a door leading to the rear terrace, there is also a study/bedroom 5 both rooms have wooden floors with underfloor heating.

The open tread stairs lead to the first floor where the master bedroom has built in wardrobes and ensuite shower with heated towel rail, basin and WC, bedroom two offers built in wardrobes, there are two further double bedrooms. The family bathroom comprises of bath and electric



shower over, sink, wc and heated towel rail. There is extensive boarded loft storage above the study and the bedrooms upstairs

Outside the large rear garden is level and bordered with hedges, mature trees and flowerbeds. There is a terrace that runs the entire width of the house and a further terrace ideal for alfresco dining. There is access to the drive and spacious front garden through the garage and a shed.

LOCATION

The property is situated in the heart of the Hamlet 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, the Bluebell Public House and The Jolly Farmer Public House with its skittles alley, 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.

Services

Mains services

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

