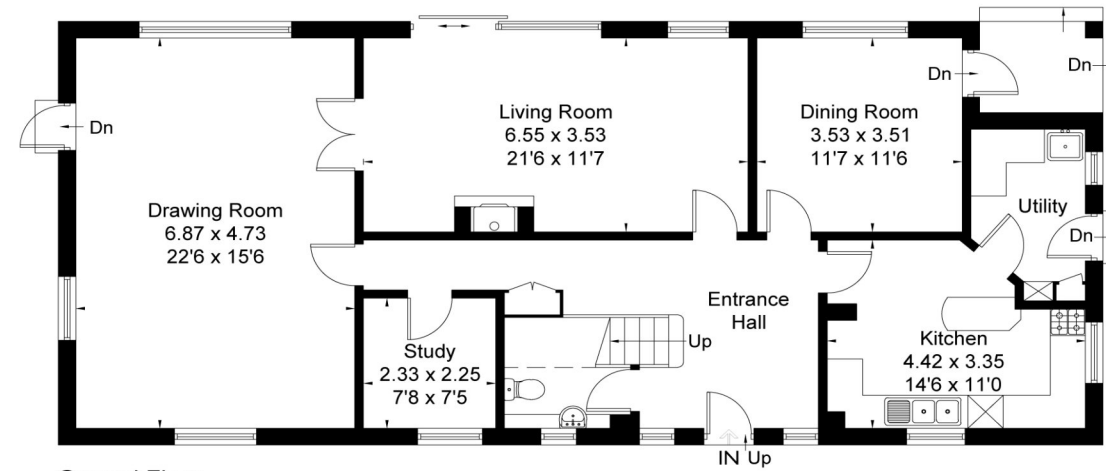
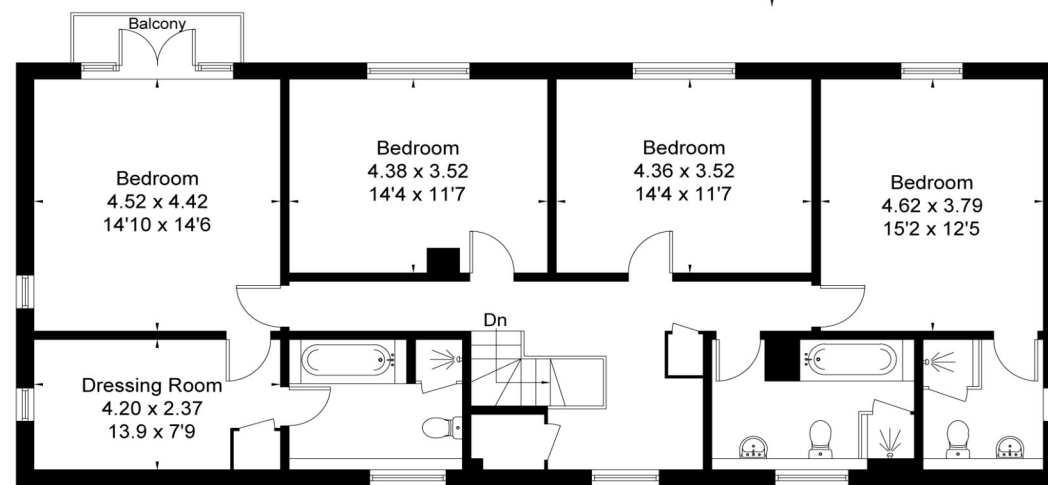


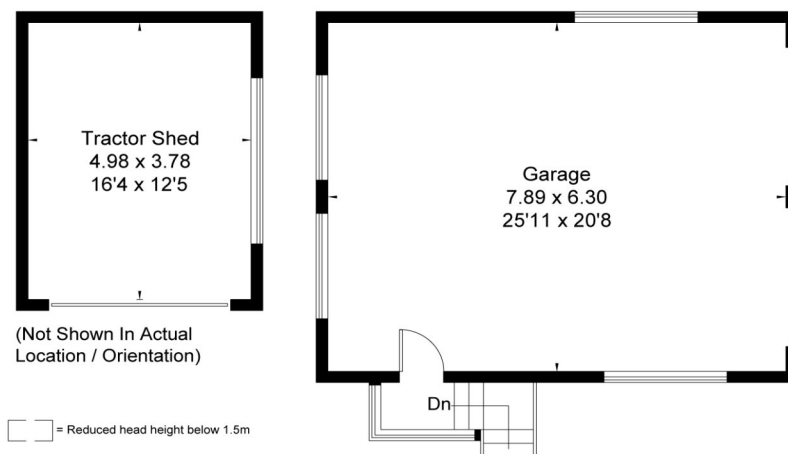
Approximate Area = 240.3 sq m / 2586 sq ft
 Garage = 71.3 sq m / 767 sq ft
 Total = 311.6 sq m / 3353 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth



The Straits, Kingsley, GU35

Guide Price £1,500,000

Set in stunning grounds of 4.78 acres with far reaching views, this well presented 4 bedroom detached house. EPC D (57)

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ACCOMMODATION

Ground floor: Entrance Hall, Drawing Room, Sitting Room, Dining Room, Study, Kitchen, Utility, WC,

1st Floor: Master Bedroom Suite with dressing room and bathroom, 2nd Bedroom Suite with shower room, 2 further Bedrooms, Family Bathroom.

Outside: Established gardens. Wonderful views, Double Garage and Driveway, Tractor Shed. Grounds of 4½ acres.

DESCRIPTION

An individual detached family house standing in grounds of about 4.78 acres and occupying an elevated position with beautiful long views over rolling Hampshire countryside of the South Downs National Park. The house has been designed to take full advantage of the location with stunning views from each of the principal rooms and adjoining terraces. The front door of the house opens into a hallway from which all ground floor rooms are accessed, with stairs up to a galleried landing off which are the bedrooms and main bathroom. On the ground floor there is a 22ft triple aspect drawing room with a large picture window, a door to the garden and with doors opening into the 22ft sitting room which has double length glass doors opening onto the raised terrace which runs the full length of the house. The double aspect dining room has a large picture window and a garden door onto the raised terrace via a small loggia. Also on the ground floor is a study, a wc and a fitted kitchen and utility room with side door,.

On the first floor the master bedroom suite comprises a large double aspect bedroom with full length glass doors opening onto a balcony overlooking the grounds; a dressing room and a bathroom with bath and separate shower unit. Bedroom 2 has an ensuite shower room. There are two further double bedrooms and a family bathroom. Also off the landing area is a large storage cupboard.

OUTSIDE

A stunning feature of the property are the grounds of 4.78 acres with a range of laned areas, trees and beautifully maintained flower borders stocked with an amazing range of flowering plants and shrubs. There is a raised terrace extending along the full length of the house with steps leading down to a further paved terrace set amongst flower borders. From the terrace is a lawned area with further borders and trees with an open field area and a small area of woodland beyond, providing a beautiful backdrop to the property. To the front there is a large double garage and driveway with parking for several cars and. Hedging borders the roadside of the property leading to a field gate which provides additional access to the garden and field.



SERVICES

Electricity, Full fibre Broadband & Digital phoneline; anthracite central heating; Private drainage and water supply.

LOCATION

The property is situated between the villages of Binsted and Kingsley and is within the South Downs National Park. It is central to a network of stunning paths and bridleways, ideal for walking, running, cycling and horse riding. In Kingsley village there is a shop and post office, a church and The Cricketers pub, a tennis centre and nearby Country Market has a café, a butcher, greengrocery, delicatessen and garden centre and hosts retail outlets such as Pets Corner, Maidenhead Aquatics, Mountain Warehouse and Cotton Traders. Binsted has a primary school, church and recreation ground with tennis, cricket and football clubs.

Farnham is approximately 7 miles and Alton 5 miles. By road there is easy access to the A325, A31, A331, A3, and M3 connecting with the M25 and London to the north, also Guildford and Reading, Winchester and Petersfield. Direct trains to London Waterloo leave from Bentley and Alton and links from this line go to Reading and Guildford.

The property has access to primary schools at Binsted, Bentley, Alton and Rowledge and secondary schools in Alton and Farnham. Local prep schools include St Edmund’s, Amesbury, Edgeborough, Highfield, The Royal and Barfield. Independent senior schools include Lord Wandsworth, Frensham Heights, Churchers, Bedales, St Swithun’s and Winchester College.

Local attractions include Alice Holt Forest with its activity centre, Frensham Ponds with a sailing club, Kingsley Tennis Centre, golf clubs at Blacknest, East Worldham and Alton. There are several gym and fitness centres and newly built sports centres at both Bordon and Alton.

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

