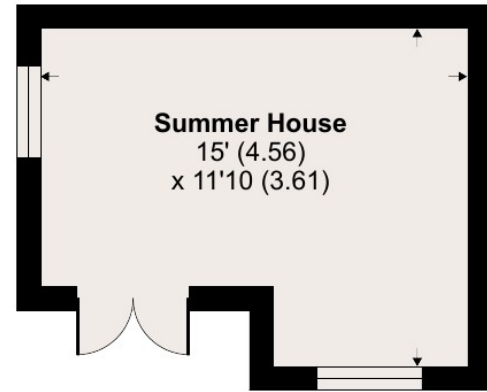
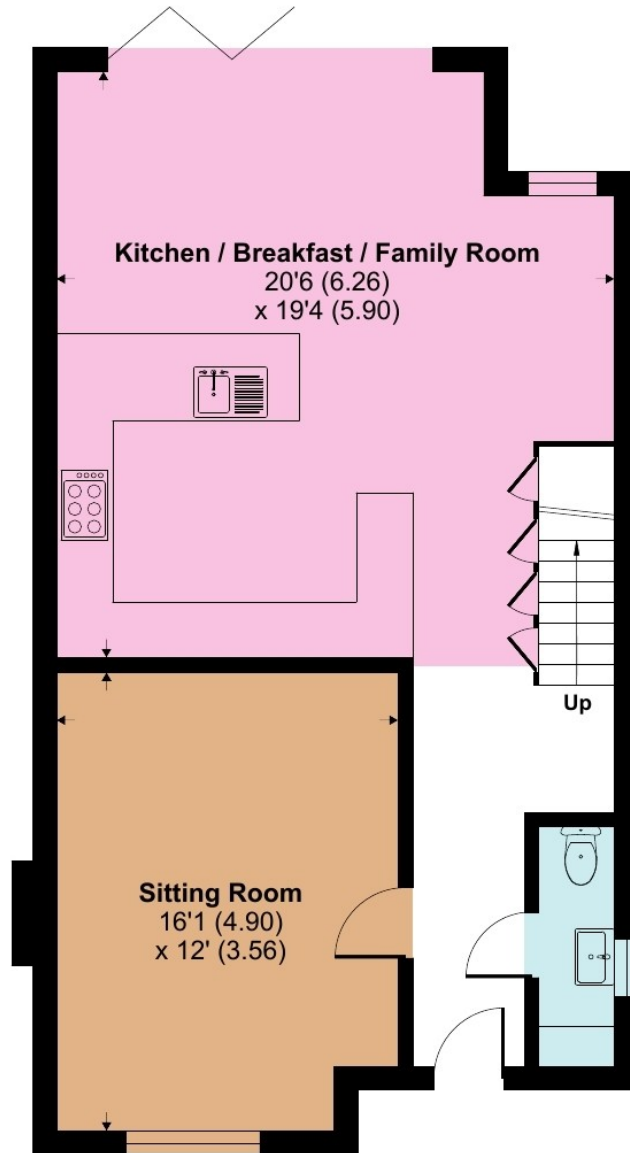


Back Lane, Bucks Horn Oak, Farnham, GU10

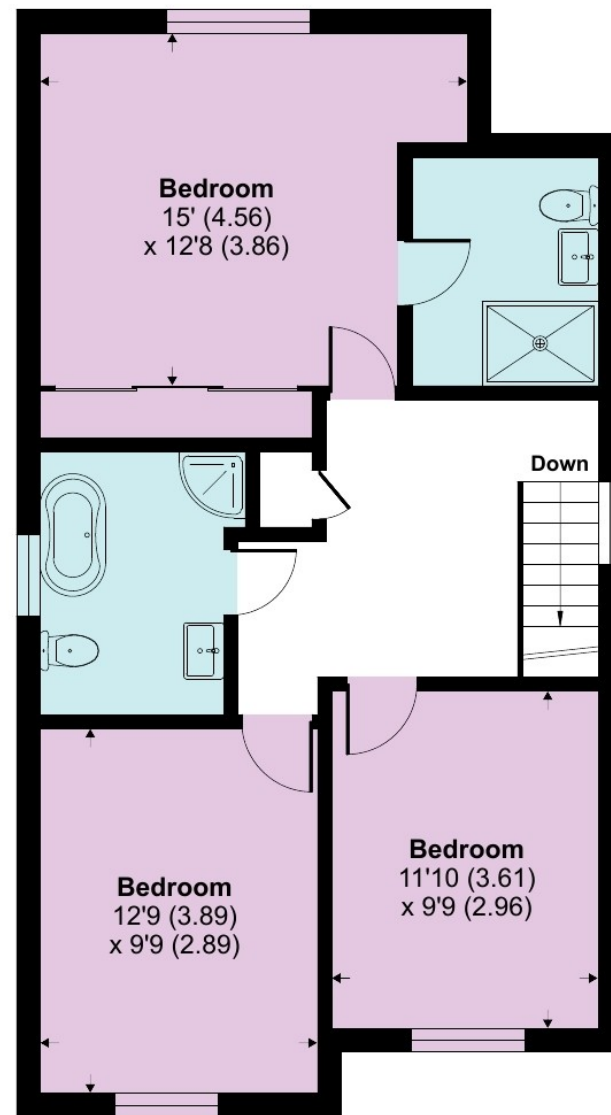
Approximate Area = 1366 sq ft / 126.9 sq m
 Outbuilding = 155 sq ft / 14.3 sq m
 Total = 1521 sq ft / 141.2 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



BACK LANE, BUCKS HORN OAK, FARNHAM, HAMPSHIRE, GU10

Offers Over £825,000

Immaculately presented executive home within walking distance of Alice Holt Forest and still within easy access into London (Waterloo) via Bentley station just 1.4 miles away.

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Winkworth



ACCOMMODATION

- Executive home
- Open plan kitchen/breakfast/family 'hub of the home'
- Immaculately presented
- Principal with en suite and two further double bedrooms
- Private west facing garden with outbuilding
- Driveway
- Walking distance to Alice Holt Forest
- 1.4 miles to Bentley train station

DESCRIPTION

Built in 2017, this modern executive home is light and positioned for sun throughout the day. The property has been finished to a very high standard, featuring under floor heating throughout the ground floor and a lovely large open plan 'hub of the home' area with bifold doors overlooking the westerly facing garden.

The ground floor accommodation comprises inviting entrance hallway, stunning open plan kitchen/breakfast/family 'hub of the home' with large breakfast island, seating area, bifolding doors, large sitting room with wood burning stove, downstairs cloakroom and there is alsos a clever use of under stairs storage.

The first floor offers a spacious landing, principal bedroom with built in wardrobe and en suite shower room, two further double bedrooms, four piece family bathroom and airing cupboard.

Outside the westerly facing rear garden has been landscaped and is stocked with a selection of shrubs and trees. The garden is mainly laid to lawn but there is also a good sized patio area with plenty of space for tables and chairs. Halfway down the garden is a fantastic summer house with power and lighting. To the front of the property there is off road parking for 3-4 cars.



LOCATION

The property is situated in the heart 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 and the Bluebell Public House 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.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield I Council Tax Band F

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.

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