



ESTATE AGENTS



Kingsley, Hampshire

£975,000



# Kingsley, Hampshire

A detached cottage offering a wealth of charm and character, located in the sought-after village of Kingsley. This period home offers over 2500sqft of accommodation including four bedrooms, four reception rooms and a garage. Additionally the property is sat on a 1/3 of an acre private plot.

This characterful family home is located behind an area of green in a discrete location close to the village centre. Walking distance to the village shop and the popular Kingsley common and pond. This property is believed to have once been two separate cottages.

The ground floor comprises four reception rooms, the largest of the rooms is 22'7ft long and includes stunning character features throughout, such as a fireplace with wood burning stove, exposed beams and a large bay window. The second reception room also has a fireplace with wood burning stove within and has a feature wall of exposed brick. The dining room can be accessed via the kitchen, this impressive room has a high ceiling with sky lights allowing plenty of natural light, there is also a door leading onto the rear garden. The kitchen comprises a range of wall and base units with an integrated dishwasher, there is a sink and drainer unit under the front facing window, an electric oven and microwave and five ring induction hob with extractor over. The kitchen leads through to a large hallway that runs along the rear of the property, this has further access to the rear garden and has stairs to the first floor. This handy area has been utilised by the current owner as a utility space and allows further storage.

On the first floor there are four bedrooms, three of which are double in size. The main bedroom is a large double being 22ft long and includes a dressing area, built in cupboard, and has stunning views looking over the rear garden and surrounding countryside. The fourth bedroom is a single and would work well as a nurse's room or home office. Completing the first floor is the family bathroom which includes bath unit with shower over with a glass screen, wash hand basin, W/C and obscured window.

The garden is 1/3 of an acre in size and is a southwest aspect. Off the property is an area of patio then a large area of lawn well-stocked with a variety of shrubs and fruit trees. Additionally, there is a garage and two further outbuildings including a store and studio.

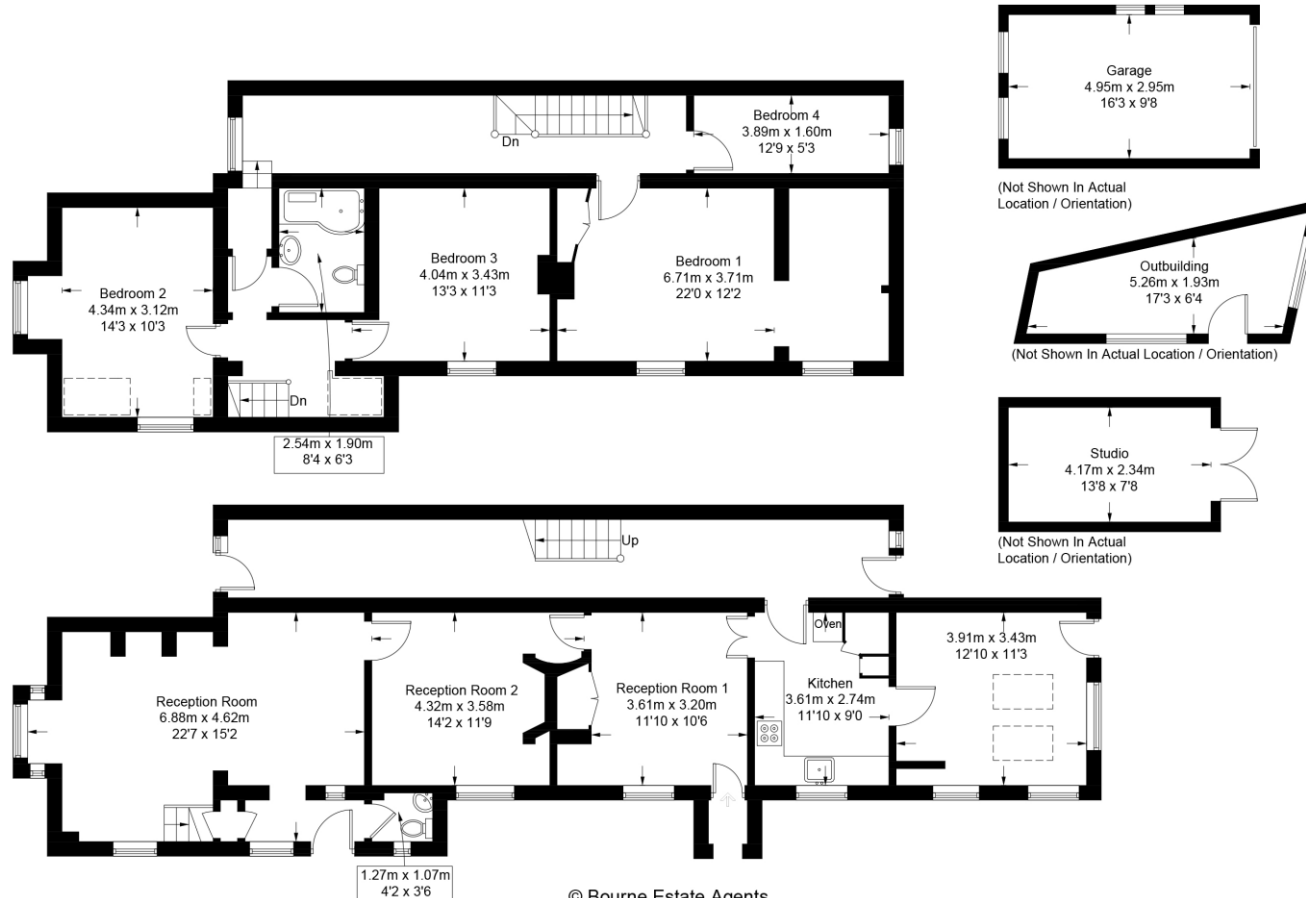
- Detached Period Cottage
- Sought After Location
- 1/3 Acre Plot
- Four Reception Rooms
- Character Features Throughout
- Family Bathroom
- Views Over Kingsley Village
- Great Commuter Links
- Semi-rural Location
- Four Bedrooms



# Floor Plan

## Faldonside, Forge Road, GU35

Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft  
Garage / Studio / Outbuilding = 34.3 sq m / 369 sq ft  
Total = 235.8 sq m / 2538 sq ft



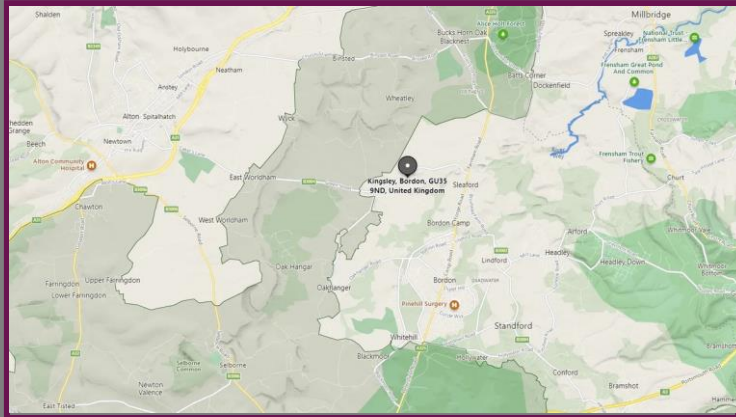
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID900570)



# Location

This property can be found in a nestled away position off Forge Road in Kingsley. The village centre has a shop and post office, public house and a church. In addition, the village adjoins Kingsley Common and Pond. The village of Bentley, about five miles, has a primary school, shop and mainline station to London Waterloo. The historic market town of Alton has a good range of high street shops, state schools, Alton Convent School and further education college.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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