



Kimbers Farm

WIMBLE HILL | FARNHAM | GU10 5HL

BCM

Wilson | Hill

2 Double Bedrooms | 2 En-Suite Bathrooms | Long Hall with Patio Doors to Garden | Sitting Room | Kitchen | Utility Room | Outside WC
Large Barn/Outbuilding providing 3 Stables 2 Stores and Central Machinery/General Store | Old Single Garage | Ample Vehicle Parking in Gravelled Drive
Garden Surrounded by Well Stocked Borders | Paddocks and Garden of over 10 Acres | Panoramic Farmland Views | Potential to Replace or Extend, Subject to Planning
Mileages: Crondall 2.3 miles, Farnham 2.7 miles, Fleet 5.6 miles, Odiham 6.2 miles, Guildford 14.5 miles, Alton 8.3 miles
Local station at Farnham A31 3.3 mile, A3 11.4 miles, M3 J4a 9.2 miles



| The Property

A detached bungalow dating from the early 1950's in a wonderful elevated rural setting positioned in the middle of over 10 acres with extensive country views over farmland. A much loved family home for over 40 years with scope for modernisation, replacement or extension subject to planning. Horses have been an essential way of life at Kimbers Farm and it is well set up for this country lifestyle for anyone with outdoor country interest or hobby livestock.





| Location

Wimble Hill is a rural hamlet, on the Hampshire/Surrey border and one of the counties best kept secrets being within a few miles only of the heart of Farnham, yet on high ground along the back lanes, amongst an unspoilt gently undulating farming landscape. Kimbers Farm is set back from a single track lane approached up a tree lined drive in the middle of its land which ring fences the foreground and outlook.

Although rural, it is remarkably accessible located right on the Surrey/Hampshire border and a few miles only from the regional towns of Farnham and Fleet. The M3 lies to the north with junctions at Odiham or Fleet. The A31 also provides good regional transport links to Guildford (A3). Surrey/Hampshire is well catered for with top performing state and independent schools including Lord Wandsworth College nearby at Long Sutton and Crondall Primary School just over 2 miles.



| Outside

A beautiful copper tree lined drive leads you to a large parking area at the front of the house.

Whilst the garden is laid mainly to lawn, there are well stocked mixed borders with flowering shrubs, mature roses and lavender which provide colour throughout the year. There is also a variety of fruit trees and a south facing seating area to enjoy the breathtaking views.

Beyond the garden is paddock land, fenced and divided into several pastures, in all just over 10 acres. For over 40 years the land has been grazed by horses and sheep. Set off the drive on a level plot is a large barn/outbuilding used for stabling, hay, storage and machinery.

There is a footpath running outside and adjacent to the western boundary as well as bridle paths locally, so ideal for walking and hacking, with good access via the lanes to the A31 and north M3 ease of access to wider equestrian events. Twesledown is handy at Church Crookham.





Approximate Floor Area = 117.2 sq m / 1261 sq ft
 Outbuilding = 186.9 sq m / 2012 sq ft
 Total = 304.1 sq m / 3273 sq ft

I Directions to GU10 5HL

Leave Farnham along West Street. Turn right by Martins VW Garage into Crondall Lane. After leaving the edge of Farnham take the 3rd left hand turning (by a grassy triangle) to Wimble Hill/Well. Follow this narrow lane for about 0.75 of a mile, passing Wimble Hill and as you come down a hill you will see the entrance to Kimbers Farm soon after on your right. (If you get to the left hand turning you have gone too far).

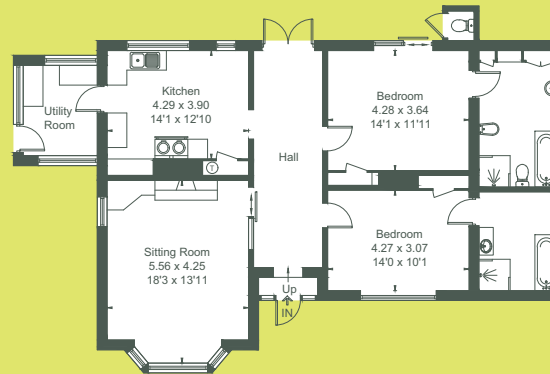
 **WHAT3WORDS** ///warp.bookshelf.belt

Agents Note:

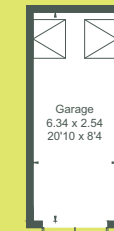
- Postal address: The property lies within the Hampshire county, but for postal purposes the post town is Farnham (which is in Surrey).
- Mobile phone coverage: Good Coverage
- Mining/Flood Risk – Nil
- There is evidence of some structural movement in the main living room. No remedial work has been undertaken or detailed surveys. If anyone was looking to replace the building it would be unnecessary to attend to it.

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

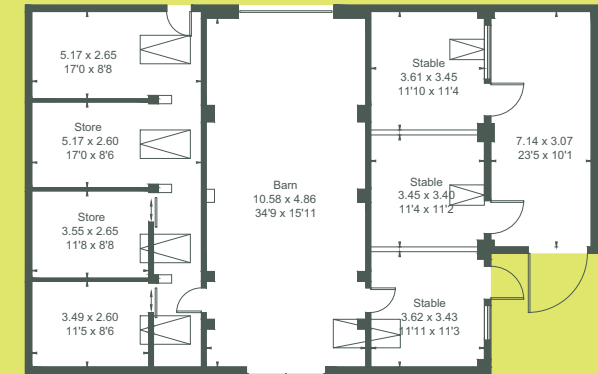
Viewing strictly by appointment.



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74267

Services: Mains water and electricity and private drainage. The old solid fuel AGA used to run heating but is now disconnected and disused. Free standing electric heaters used currently.

Local Authority: Hart District Council www.hart.gov.uk
 Tel: 01252 622122

Council Tax: Band E. **EPC:** G9.

Details and Photographs dated July 2024

Planning:

- We understand Hart DC planning policy would support the principle of a 'replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling'.
- We also understand Planning policy and Permitted Development would support the principle of 'converting previously used permanent buildings or redundant agricultural buildings for appropriate uses'.

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