



FOX
KILN
HOUSE
BINSTED





A spectacular,
energy-efficient home

Period features, modern comforts

This unique, renovated kiln house is beautifully situated in a tranquil location with outstanding rural views, on the edge of the popular Hampshire village of Binsted.

Completely refurbished to an exceptional standard in 2015, Fox Kiln House offers all the comforts of modern living, whilst preserving the original features and character of this period building; the best of both worlds.

Fox Kiln House is a spectacular five bedroom, five bathroom, energy-efficient home boasting over 3,700 sq ft of accommodation in a total plot of 1.79 acres. There is a sunny south and east-facing lawned garden and far-reaching country views from the paddock.





Sensational double-height reception hall

The front door opens into a double-height reception hall, showcasing the handsome curved brickwork of the original kilns and set off by the sleek, loft-style staircase. The perfect combination of old and new, which is a trademark of this wonderful family home.

Leading off the hall is a secluded study/snug, ideal either for working from home or as a separate sitting room or place to watch TV. In addition there is a guest cloak room, a generous boot room with storage cupboards and a laundry room with back door access from the garden – all very convenient when arriving home from muddy country walks!







Heart of the home

At the heart of this home is the expansive, open plan kitchen/family room with floor-to-ceiling windows on both sides and a pretty outlook over the garden. This spacious kitchen is a fabulous, multi-functional space in which to cook, entertain and relax.

The smart, contemporary kitchen has beautiful worktops, a range of appliances including an induction hob, double fan ovens, a dishwasher, an American-style fridge/freezer, plus an enviable walk-in pantry with built-in shelves. A large central island provides a sociable breakfast bar for meals on the go or for enjoying a quiet cup of coffee.





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There is plenty of space for a large dining table looking out over the terrace, as well as a seating area for sofas, creating a perfect room for cosy movie nights, a glass of wine with friends, or perhaps a large family gathering in the summer or winter months.

The high quality double glazing and underfloor heating generated by a cost-efficient ground source heat pump ensures that the whole house feels bright and warm throughout, whatever the weather outside.

Step out through folding doors on to the broad terrace to enjoy outdoor dining with glorious pastoral views; an ideal spot for summer BBQs or an afternoon of relaxation in the sun.



Formal entertaining

Next to the kitchen is a separate reception room, light and spacious, with windows on three sides and feature beams from the original kiln house structure. Currently used as a dining room for formal entertaining, it would equally make a lovely sitting room, particularly with the focal point of the gleaming, modern wood burner.





Sweet slumber

Upstairs on the first floor are three double bedrooms, all featuring en suite bathrooms.

The master suite at the end of the landing has a large bedroom with windows looking out South and East over the garden to the fields beyond, a separate dressing room with plentiful built-in wardrobes and a luxurious bathroom with both a bath and a shower.





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The second and third bedrooms boast far-reaching country views, built-in wardrobes and modern en suite shower rooms.

Additionally, there's a large linen cupboard on the landing for neatly storing away bed linen and towels.





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At the top of the original kiln towers are two further double bedrooms with en suite bathrooms. These would be perfect as bedrooms for teenagers wanting a slightly separate space or as accommodation for guests.



Glorious views

Fox Kiln House is set in 0.3 acres of lovely south and east-facing gardens, mainly laid to lawn; easy to maintain and wonderfully private. Beyond the garden hedge is the paddock which has glorious rural views and provides access to country walks straight from the house. Altogether, the total plot is 1.79 acres.

The house is approached through an electric gate to a private drive with parking for several cars. A large double garage provides further parking and loft storage, as well as a sizeable bin store at the back.



Love where you live

The rural Hampshire village of Binsted, which sits on the fringe of the South Downs National Park, is only a short distance from the thriving Georgian market towns of Farnham and Alton. Both provide a wide range of shopping and recreational facilities.

The village has a pub, a CoE primary school (Ofsted: Good), and a Grade I listed church, the final resting place of the famed Field Marshall Viscount Montgomery.

Well-regarded local schools include Alton School, Frensham Heights, Lord Wandsworth College and Edgeborough.

Two miles away in Bentley, you'll find a village shop and post office plus a mainline station, with trains to London Waterloo taking just over an hour.

The A31 provides fast access to Junction 5 of the M3 as well as Heathrow, Gatwick and Southampton airports.

The surrounding countryside offers some wonderful opportunities for walking, riding and cycling, with the ancient Alice Holt national forest less than ten minutes drive away.



Floorplans

GROUND FLOOR

1,896 sq ft (176.17 sq m)

FIRST FLOOR

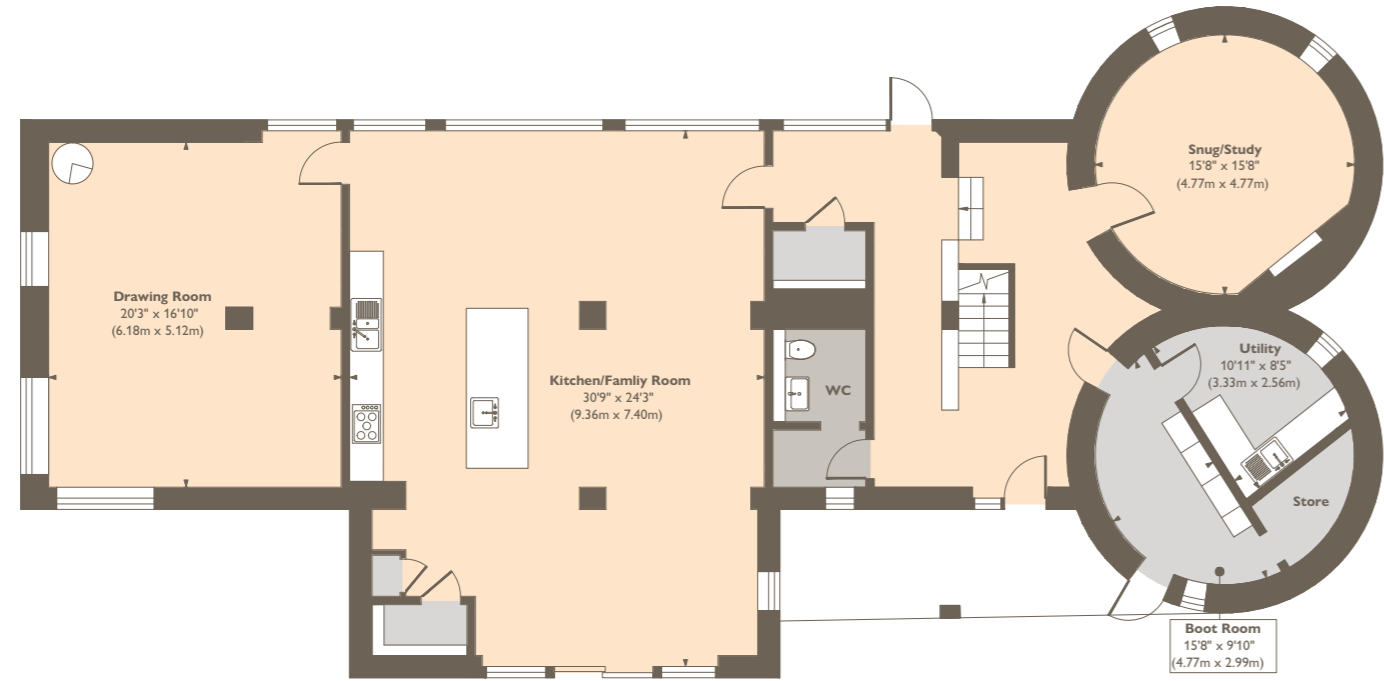
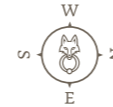
1,710 sq ft (158.94 sq m)

GARAGE

549 sq ft (51.05 sq m)

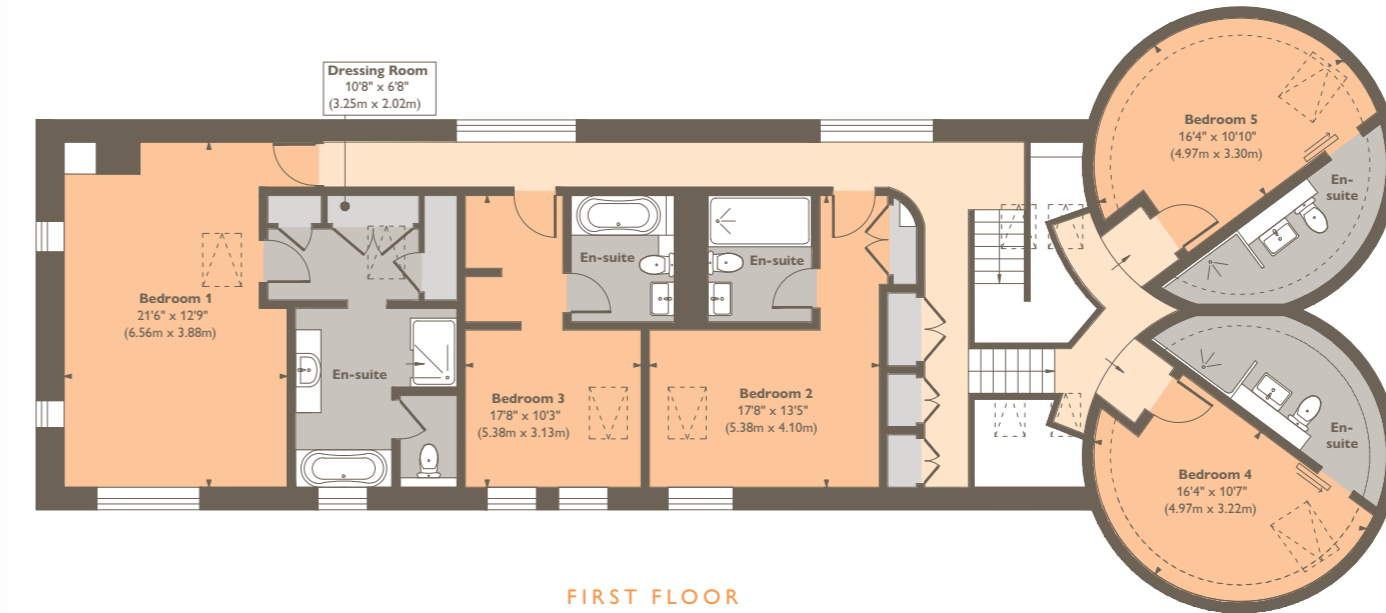
TOTAL

4,155 sq ft (386.16 sq m)

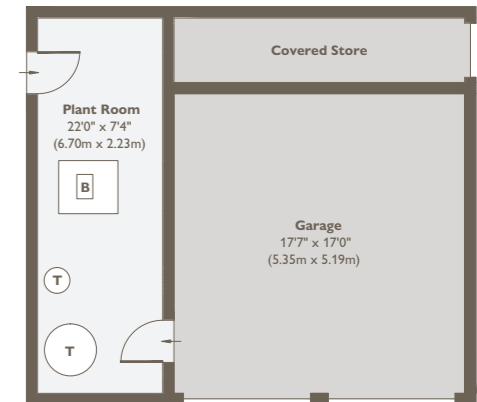


GROUND FLOOR

Floorplans



FIRST FLOOR



GARAGE

Finer details

OVERVIEW

- Unique original kiln house, fully renovated in 2015
- Over 3,700 sq ft of accommodation in approx 1.79 acres including garden and paddock
- 5 bedrooms, 5 en suite bathrooms including large master suite with dressing room
- Spacious, open plan kitchen/dining room with views onto the garden
- Sleek contemporary kitchen with walk-in pantry
- Separate reception room with wood burner
- Double height reception hall
- Study/snug
- Boot room with plentiful storage
- Laundry/utility room with back door access to garden
- Stunning rural views over surrounding fields
- Easy to maintain south and east-facing garden
- Double garage with loft storage above
- Separate bin store
- Private driveway with parking for several cars
- High quality double glazing throughout
- Thermostat controlled underfloor heating in each room
- Offered without a chain

SERVICES

- Mains water and electricity
- Private drainage with treatment plant
- Ground source heat pump for underfloor heating throughout
- Wood burner in reception room
- Energy and cost efficient with EPC rating C
- Council Tax band G
- Superfast WiFi

GARDENS & GROUNDS

- Circa 0.3 acres of lawned garden
- Separate paddock approx 1.49 acres
- Far-reaching country views
- Large double garage with loft above
- Separate bin store
- Private driveway with plentiful parking
- Electric gates
- Dining terrace outside the kitchen

LOCATION

- Desirable village of Binsted with a local pub, primary school and church
- Tranquil rural setting
- Adjacent to the South Downs National Park
- Just two miles to the mainline station, shop and post office in Bentley
- Trains to London Waterloo in just over one hour
- Close to shops and conveniences of both Farnham and Alton
- Close to lots of outdoor pursuits and country walks straight from the house
- Great choice of private and state schools nearby
- Easy access to A31 and M3 as well as international airports (Heathrow and Gatwick)

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	83 B

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