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17 Woodfield

Kingsley, Hampshire, GU35 9NB

Price £435,000



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Price £435,000 Freehold

- Central location in friendly Hampshire village
- Alton town centre within 5 miles
- Close to Kingsley Common
- Catchment area Binsted Primary School & Eggars

A 3 bedroom semi-detached house with driveway parking set in a quiet cul-de-sac within the popular village of Kingsley.

- 3 bedrooms
- Living room with fireplace
- Fitted kitchen
- Dining room
- Re-fitted family bathroom
- Delightful rear garden
- Driveway parking

DESCRIPTION

This well presented village house offers good size rooms and has been upgraded by the current owner. The accommodation is well laid out with a large living room opening to the rear garden, separate dining room and fitted kitchen with a spacious store area and downstairs cloakroom. On the first floor there are 3 bedrooms and a modern family bathroom. The rear garden is mainly lawn with raised beds, patio area, shrubs and small trees. There is parking to the front for several vehicles.



LOCATION

Kingsley village is set between the undulating countryside of the South Downs National Park and heathland and has an eclectic mix of period and contemporary homes together with the Kingsley Centre with its village shop/ post office, The Cricketers Inn and the parish church. The village also has an indoor tennis centre, sports and social club, the Country Market with a farm shop, and footpaths and bridleways traversing the rural scene. There is primary school at Binsted and rail station at Bentley (Waterloo Line). Alton has Waitrose, Sainsbury's, M&S, Iceland and Aldi stores, with Alton HSDC College, primary and secondary schools, a station and new sports centre. There is access to the west Surrey towns of Farnham and Guildford and the A3 for London and the south coast.

DIRECTIONS

From Alton, proceed from the Alton railway station area via the B3004 passing through East Worldham to Kingsley. Go past the pub on the right hand side and take the first turning into Woodfield.

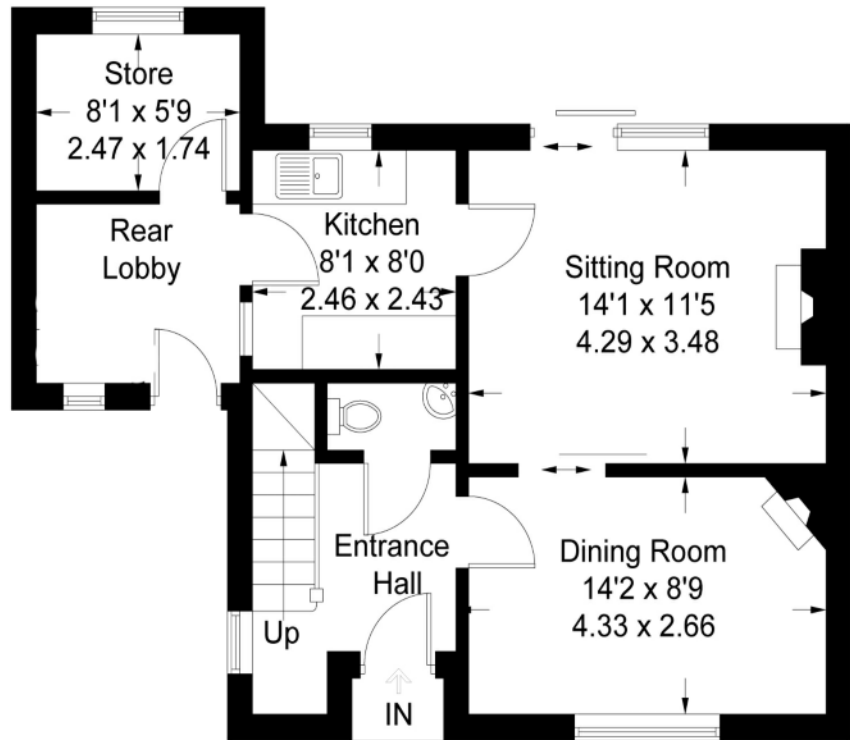
SERVICES

Mains electricity and drainage, oil central heating.

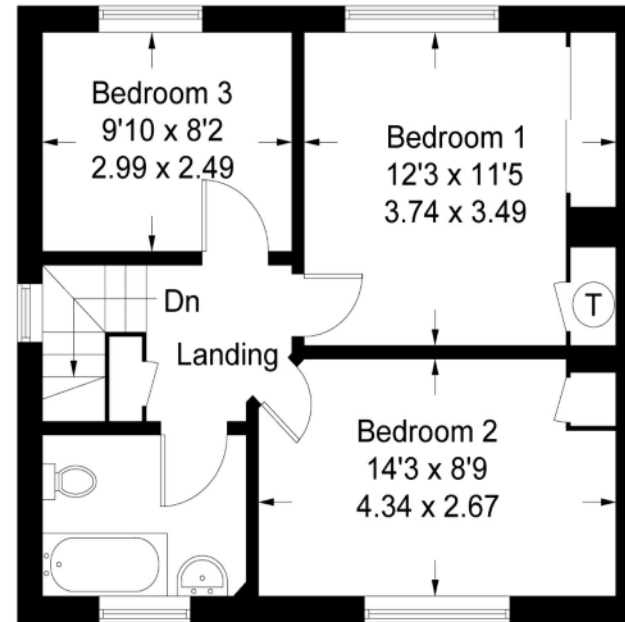
COUNCIL TAX

Band C
East Hampshire District Council.





Ground Floor
566 sq ft / 52.6 sq m



First Floor
468 sq ft / 43.5 sq m

Approximate Gross Internal Area = 1034 sq ft / 96.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID274480)

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

75

54

England & Wales EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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