

# 32 Churchfields

Kingsley, Hampshire, GU35 9PJ

Price £725,000

wpr





32 Churchfields,  
Kingsley, Hampshire, GU35 9PJ

Price £725,000 Freehold

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

This beautifully maintained 4/5 bedroom detached house is tucked away at the end of this well regarded village close with access to Kingsley Common.

- 4/5 bedrooms
- Bright and spacious living room
- Kitchen breakfast room
- Dining room
- Utility room & downstairs shower room
- Snug/bedroom 5
- Large entrance hall with storage cupboards
- Family bathroom & en-suite shower room
- Delightful landscaped established gardens
- Driveway parking
- Double garage
- Double glazing throughout
- Solar panels



## DESCRIPTION

This lovely detached family home is located within the friendly village of Kingsley, enjoying access to Kingsley Common.

The front of the property is beautifully planted with established plants and small trees and has a paved driveway with ample parking and access to the double garage with light and power. The ground floor has a large entrance hall with plenty of storage space which provides access to the downstairs shower room, kitchen/breakfast room and living room. The dual aspect kitchen is fitted with cream units and woodblock work tops with space for appliances and dining table. There is direct access to the utility room which leads to the garden. There is also a separate dining room as well as a snug which could be used as a 5th bedroom benefiting from access to the downstairs shower room and garden room.

On the first floor there are 4 good size bedrooms, the master benefits from en-suite shower room. The family bathroom has been refitted with white suite and shower over the bath.

The beautifully landscaped rear garden has an expanse of lawn as well as well stocked shrub and flower borders and a delightful secluded seating area. The property sides onto the common which offers fantastic walks.





## 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

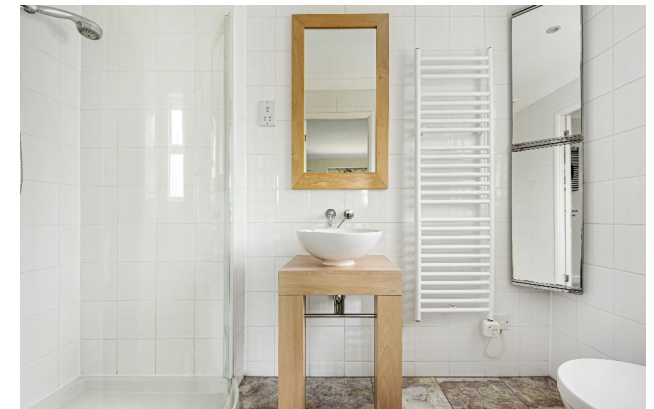
From Alton, proceed from the Alton railway station area via the B3004 passing through East Worldham to Kingsley. Go past the pub on the right hand side and take the first turning into Churchfields where the house can be found at the very end of the close on the right hand side.

## SERVICES

Mains electricity and drainage. Air to air heating system.

## COUNCIL TAX

Band F.  
East Hampshire District Council.

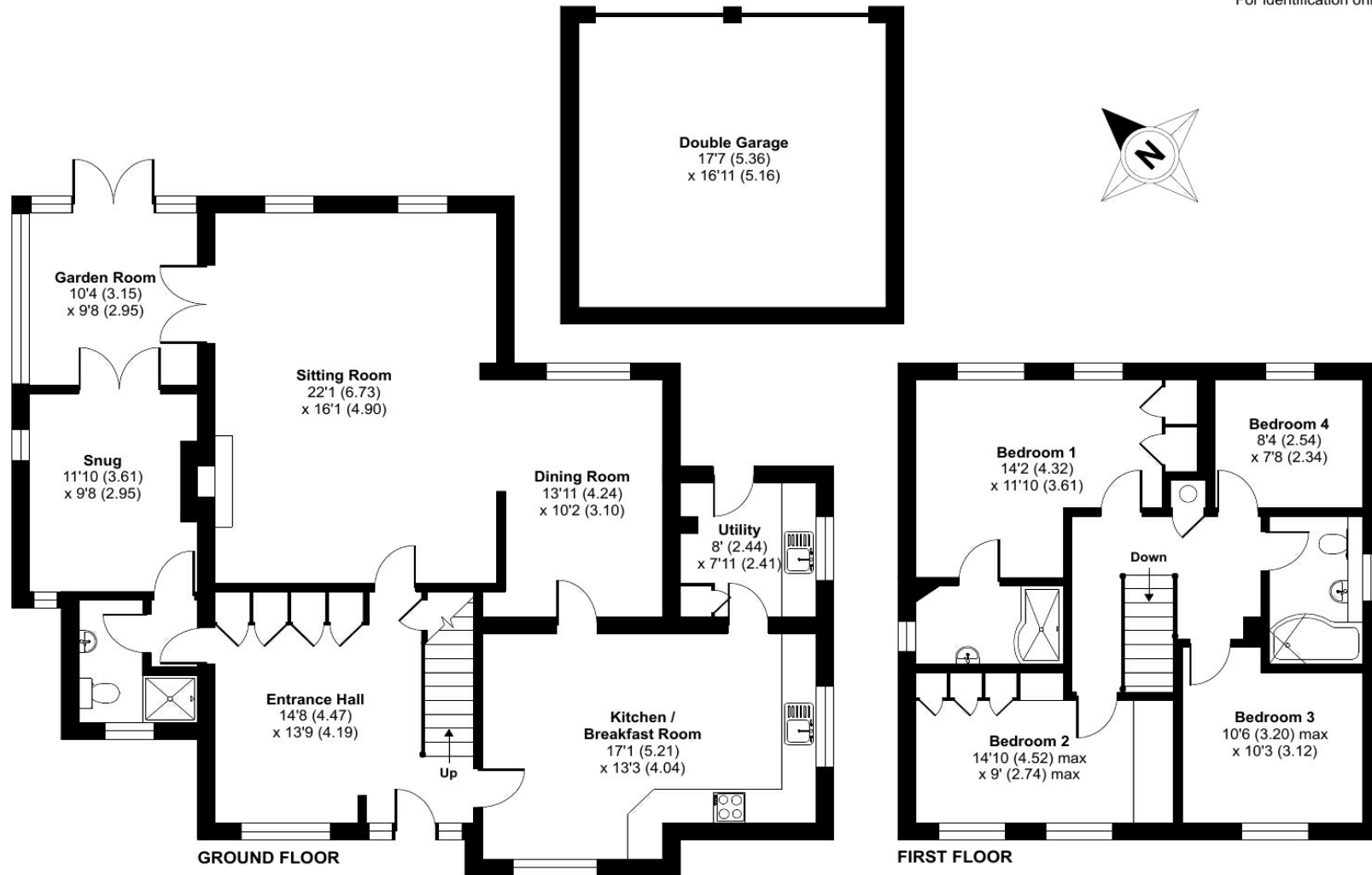




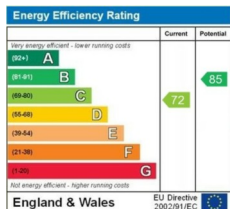
# Churchfields, Kingsley, Bordon, GU35

Approximate Area = 2357 sq ft / 218.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Warren Powell-Richards. REF: 863168



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