

42 Churchfields
Kingsley, Hampshire, GU35 9PJ

Offers in excess of £650,000

wpr





42 Churchfields,
Kingsley, Hampshire, GU35 9PJ

Offers in excess of £650,000 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

An extremely well presented 4/5 bedroom detached house in a village close with access to Kingsley Common.

- 4 bedrooms upstairs
- Living room
- Kitchen/dining room
- Snug/bedroom 5
- Downstairs cloakroom
- Main shower room & en-suite shower room
- Lovely established gardens
- Driveway parking
- Double garage
- Double glazing throughout



DESCRIPTION

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

The front of the property has a driveway with ample parking and access to the double garage with light and power. The ground floor comprises, entrance hall, bedroom 5/snug, downstairs cloakroom, stunning open plan kitchen/dining room which opens to the living room with modern wood burner. The dual aspect kitchen is fitted with white units with fitted oven and hob and space for appliances and dining table. There is direct access to the garden.

On the first floor there are 4 good size bedrooms. The master benefits from en-suite shower room and there is also a re-fitted family shower room.

The rear garden has an expanse of lawn as well as well stocked shrub and flower borders and 2 sheds.





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 HSDC Alton 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 left hand side.

SERVICES

Mains electricity and drainage.
Oil fired heating system.

COUNCIL TAX

Band F- East Hampshire District Council.





Churchfields, Kingsley, Bordon, GU35



Approximate Area = 1316 sq ft / 122.2 sq m
 Garage = 283 sq ft / 26.2 sq m
 Outbuildings = 77 sq ft / 7.1 sq m
 Total = 1676 sq ft / 155.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Warren Powell-Richards. REF: 1081468

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
72	85

Not energy efficient - higher running costs

EU Directive 2002/91/EC

78 High Street, Alton, Hampshire, GU34 1EN
 t: 01420 87379 e: alton@wpr.co.uk

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