

Forge Barn

Forge Road, Kingsley, Hampshire, GU35 9LY

Price £349,950

warren
powell-richards



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Kingsley, Hampshire, GU35 9LY

Price £349,950 Freehold

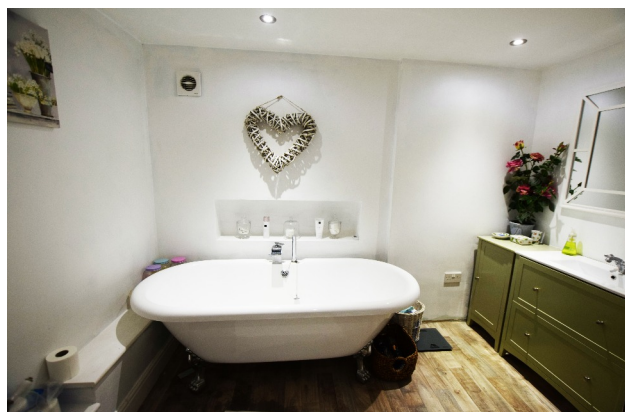
- Central location in friendly Hampshire village
- Country views
- Alton town centre within 5 miles
- Nearby fishing lake & Kingsley Common

A stunning 2 bedroom barn conversion brimming with character located in the village of Kingsley.

- Living room with feature fireplace
- Kitchen opening to garden
- 2 double bedrooms
- Bathroom with rolltop bath
- Driveway parking
- Chain-free sale

DESCRIPTION

This completely individual barn conversion is bright and spacious. The accommodation comprises; kitchen with appliances, dining room with staircase leading to bedroom 2, living room, bathroom, 2nd staircase leading to the mezzanine master bedroom. Outside there is an attractive garden which is mainly laid to lawn with a timber garden shed. There is a shingle driveway which allows parking for up to 4 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 and nursery school, 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 FE 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 and the house is on the right hand side.

SERVICES

Electric heating.

COUNCIL TAX

Band B - East Hampshire District Council



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VIEWING


Strictly by prior appointment with Warren Powell-Richards

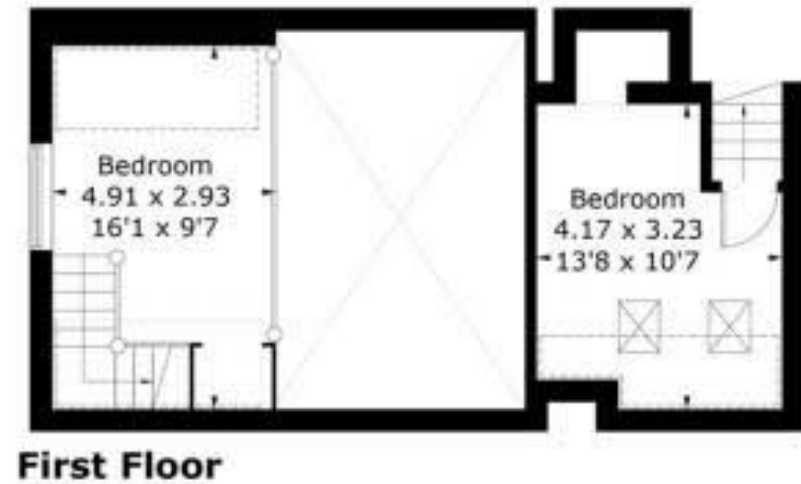


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Approximate Gross Internal Area = 107 sq m / 1152 sq ft



 = Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
69	10
Not energy efficient - higher running costs	
England, Scotland & Wales	

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.