

# Bucks Horn Oak, Farnham, GU10

Approximate Area = 1620 sq ft / 150.5 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 1938 sq ft / 180 sq m

For identification only - Not to scale



## BUCKS HORN OAK, FARNHAM, HAMPSHIRE, GU10

Offers in excess of £900,000

A charming, beautifully presented property offering flexible family accommodation in a village location within walking distance of the 'royal forests' of Alice Holt.

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**ACCOMMODATION**

- Immaculately presented
- Three reception rooms
- 'Hub of the home' kitchen/breakfast room
- Utility room
- Principal bedroom with en suite
- Detached double garage
- Gated entrance
- Walking distance to Alice Holt Forest
- Planning Reference Link SDNP/23/00634/HOUS
- No onward chain

**DESCRIPTION**

This delightful property has been regularly updated is finished to an exacting standard. Upon entering, the inviting entrance hallway leads to a sitting room with feature fireplace and notable bay window, family room with bay window and storage cupboards, study/bedroom with built in storage and downstairs cloakroom.

Towards the back of the property there is the 'hub of the home' triple aspect kitchen/dining/breakfast room, which features a large island, superbly fitted bespoke cabinetry, underfloor heating, pantry cupboard, backdoor to courtyard and bi-folding doors leading out onto the garden. The ground floor further benefits from a utility room with fitted units and door to side.

The first floor continues to impress, with the large principal bedroom benefiting from an en suite shower room and there are two further good-sized double bedrooms and family bathroom with separate shower.

In addition there is full planning permission for alterations to the ground floor and a principal bedroom on the first floor. Planning Reference Link SDNP/23/00634/HOUS

Externally the rear garden is mainly laid to lawn, with a large and tasteful patio area for entertaining and the garden is well screened with mature trees



and hedging. To the side of the property there is a large courtyard area and to the front there is a wide reinforced driveway that provides parking for numerous vehicles, detached double garage and private gates upon entry.

**LOCATION**

The property is situated in the heart of the village of Bucks Horn Oak, which is renowned for being surrounded by the ever popular Alice Holt Forest within the South Downs National Park. There is a great community within the village, network of stunning paths and bridleways, ideal for walking, running, cycling and horse riding. From the house, one is able to join a footpath from Back Lane which leads directly to Bentley railway station (1.6 miles) with regular trains to London Waterloo, via the famous Shipwrights Way (that will lead to Portsmouth's Historic Dockyard); there is also village shop.

Within Bucks Horn Oak there is a bus stop, with buses connecting, Haslemere, Hindhead, Farnham and Aldershot. 1.6 miles to the north, a railway station can be found on the south side of the village of Bentley providing direct trains to Waterloo in approximately 1 hour. More extensive cultural, educational and shopping facilities can be found in the nearby historic town of Farnham, approximately 5.5 miles away. By road, there is easy access onto the A325, A31, A331, M3 and the A3, connecting with the M25 and London to the north, and south west bound to Winchester and the South coast. The property has access to highly rated schools in both Surrey and Hampshire schools, with primary schools at Binsted, Bentley and Rowledge and secondary schools at Weydon in Farnham and Eggars in Alton. Junior prep private schools include St Edmund's, Amesbury, Edgeborough, The Royal and Barfield and private senior schools include Lord Wandsworth, Frensham Heights, Bedales, Charterhouse, Priors Field, and Churchers College.

**LOCAL AUTHORITY**

East Hampshire District Council, Petersfield

**DISCLAIMER**

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