BEAUTIFULLY PRESENTED CHARACTER FOUR BEDROOM HOME IN A RURAL BUT NOT ISOLATED POSITION

APPLEBARN COTTAGE • KINGSLEY • HAMPSHIRE

Sitting room with inglenook fireplace and log burner • dining room • family room • study • kitchen/breakfast room • utility • boot room • Master bedroom with dressing area and shower room • 3 further bedrooms • two bathrooms
Workshop, open fronted 2 bay barn • parking • landscaped garden

Directions
From Farnham take the A31 West to the Coxbridge roundabout. Turn left onto the A325 and proceed for approximately 5 miles. Just after Country Market on the right, turn right at the traffic lights signed towards Kingsley and Alton on the B3004. Go through Kingsley and take the first turning on the left signposted to Oakhanger and Selborne. After approximately ½ a mile, take the lane on the right hand side and after a short distance Applebarn Cottage is on the right.

Situation
Alton 5.5 miles (8.8 km), Alton Station 5.5 miles (8.8 km), Farnham 7.4 miles (11.9 km), A3 5.4 miles (8.6 km), A31 (north bound) 6 miles (9.6 km). All distances are approximate. Applebarn Cottage is set in a rural but not isolated position between Kingsley and Oakhanger, opposite Shortheath Common and within The South Downs National Park. Kingsley has a village shop/Post Office and pub and Montessori school. It is close to other pretty villages including Binsted and Selborne.

The market towns of Farnham and Alton both offer a wider range of shopping, cultural and recreational facilities, with the city of Guildford now easier to access via the A3 with the opening of the Hindhead tunnel.

There are mainline stations at Bentley and Alton (from about 1 hour) and Farnham (from 53 minutes) both providing a service to London Waterloo. The A31 provides fast access to the A331, M3 (Junc. 5) and the national motorway network as well as Heathrow, Gatwick and Southampton airports.

The surrounding countryside offers some wonderful opportunities for walking, riding and cycling. There is indoor tennis in Kingsley, sailing at Frensham Great Pond as well as the south coast, livery stables in Oakhanger and a number of golf courses in the area.
There are a variety of good schools in the area including Kingsley Montessori, Binsted and Bentley village primary schools, Highfield, Edgeborough, Frensham Heights, Alton Convent, Lord Wandsworth College, St Swithun’s, Winchester College and Bedales.

**Description**
Believed to date from the 17th Century, Applebarn Cottage is a wonderful attached barn conversion providing beautifully maintained and flexible accommodation. There are two staircases and an inner landing which links both sides of the house accessed via the master bedroom. The sitting room has exposed timbers and an inglenook fireplace with log burner. There is also a study, family room with double doors to a terrace and dining room with oak flooring which continues through to the dual aspect kitchen/breakfast room fitted with painted shaker cabinets, granite worktops, a range cooker and central island unit. The boot room has a door to outside and there are 2 cloakrooms and a utility room. Upstairs the impressive vaulted master bedroom has a walk in wardrobe, further storage cupboards and an en-suite bathroom. There are three further bedrooms and two further bathrooms.

**Gardens and Grounds**
The southerly facing garden is well established with mature shrubs and trees and has been landscaped with a terrace creating an ideal BBQ area. The open fronted 2 bay barn provides parking and there is also a workshop.

**Tenure**
Freehold.

**Services**
Mains water & mains electricity. Private drainage and oil fired central heating. There are 12 photovoltaic panels generating a tax free income of approximately £700 per annum on a scheme ending 2035.

**Postal Address**
Applebarn Cottage, Kingsley, Hampshire, GU35 9LP.

**Local Authority**
East Hampshire Council.

**Fixtures & Fittings**
All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

**Energy Performance**
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**
Strictly by appointment with Savills.
**FLOORPLANS**

Gross Internal Area (approx) (Excluding Void / Car Port) = 303.6 sq m / 3268 sq ft
Workshop = 6.4 sq m / 69 sq ft
Total = 310 sq m / 3337 sq ft

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**Energy Efficiency Rating**

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