



Unique barn conversion in a countryside location

The Street, Binsted, Hampshire, GU34 4PB

Freehold



Wonderfully presented throughout • Lovely open plan family kitchen • Formal sitting room • Three en suite bedrooms • Galleried landing/study area • South east facing garden • Car port

Local information

Kings Farm Barn is located in the heart of the sought after and picturesque Hampshire village of Binsted, set amidst stunning Hampshire countryside within the South Downs National Park. Within Binsted there is a church, village hall and recreation ground with tennis, football and cricket clubs. A village shop/Post Office, doctor's surgery with pharmacy can be found in nearby Bentley. The market towns of Farnham and Alton both offer a wide range of shopping and recreational facilities. Binsted is located close to the A31 which provides fast access to the A31, M3 (Junc. 5) and the national motorway network as well as Heathrow, Gatwick and Southampton airports. There are mainline stations at Bentley, Alton and Farnham, all providing a service to London Waterloo with a journey time of within an hour. There are a number of good schools in the area including Binsted and Bentley village primary schools, Alton Convent, Frensham Heights, Lord Wandsworth College and Edgeborough. Close by is Blacknest Golf Club, which has a gym. The surrounding countryside offers a fantastic network of footpaths and bridle ways linking to Alice Holt forestry commission and beyond.

About this property

Kings Farm Barn is a unique barn conversion situated within a private development. The property is wonderfully presented throughout, with attractive oak doors, exposed

oak beams and oak staircase and an impressive flagstone floor. The welcoming galleried reception hall leads to all ground floor rooms. There is a glorious triple aspect sitting room with central fireplace fitted with a log burner and there are French doors onto the rear terrace. A fabulous part of the property is the family kitchen, which has space for dining and informal seating set before a set of bi-folding doors opening onto the garden. The kitchen is fitted with traditionally styled cabinetry with granite worktops. Adjacent to the kitchen is a utility room. The ground floor also accommodates a ground floor bedroom with a well-appointed en suite bathroom and there is also a cloakroom. There are two staircases leading to the first floor bedroom accommodation. One set leads up to the principle bedrooms with vaulted ceiling with sky lights, built in wardrobes and a luxury bathroom. The galleried landing is currently used as a study area and could be converted to become an additional bedroom. The second set of stairs leads to a further double bedroom with built in wardrobes and an en suite bathroom. To the front is covered allocated parking. To the rear and side of the property is a delightful enclosed level garden, with a terrace and well stocked borders a pretty collection of trees enjoying a south east facing aspect.

Services; All mains services. There is fibre broadband connected to the property.





The Street, Binsted, Hampshire, GU34 4PB
Gross internal area (approx) 196.6 sq m / 2116 sq ft

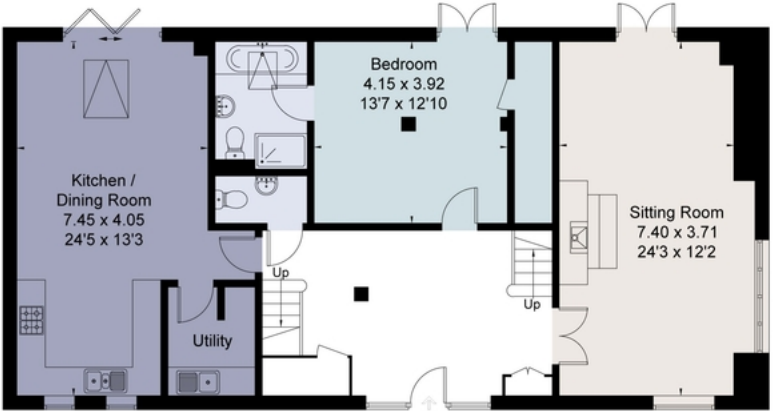


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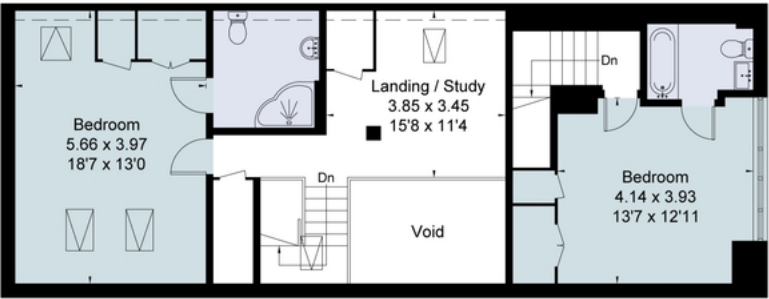
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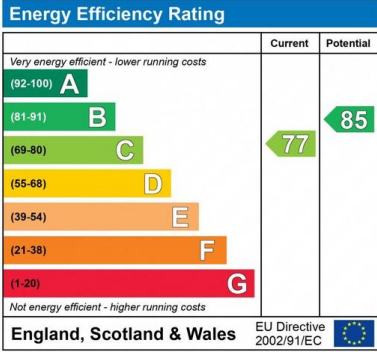
Ground Floor

☐ = Reduced head height below 1.5m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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