



Superb country house and cottage in park-like setting

Isington Road, Isington, Hampshire GU34 4PP

Freehold

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Great proportions & light throughout • Four reception rooms • Family kitchen • Six bedrooms • Garden with outdoor pool and gazebo • Two bed cottage • Stables & garaging • Approximately five and a quarter acres

Local information

Kings Close is in a delightfully private position, on the edge of Isington which is an attractive hamlet with an organic farm and coffee shop. The neighbouring village of Bentley has a railway station, village stores, Post Office and two public houses.

A wider range of shops and recreational facilities is available in Alton and Farnham.

There are a number of good schools in the area including Bentley and Binsted village primary schools, Alton School, Frensham Heights, Lord Wandsworth College and Edgeborough School.

There are mainline stations at Bentley, Alton and Farnham all serving London Waterloo in approximately one hour. The A31 provides fast access to the A3 and M3 (Junc. 5) as well as Heathrow (40 minutes), Gatwick (50 minutes) and Southampton Airport (30 minutes).

Kings Close abuts the boundary of the South Downs National Park and is in fact the only house within Isington to fall inside the Park's boundary. The surrounding countryside offers some wonderful opportunities for walking, riding and cycling.

About this property

House

Kings Close dates from 1901 and is an attractive house of considerable character with light and comfortable accommodation. Many of the principal rooms face south and west overlooking the gardens and surrounding countryside.

A generous entrance hall creates a welcoming atmosphere, helped by the ceiling heights and large windows throughout all the rooms on the ground floor.

The double-aspect drawing room has a handsome open fireplace with French windows onto the garden and double doors leading to a formal dining room, both rooms with expansive views over the garden.

The smartly presented, family kitchen extends to a breakfast area with French windows leading to the patio, garden and swimming-pool. Adjoining the kitchen is a spacious boot/laundry room/pantry.

A further reception room has fitted oak bookcases and can be used as a study and/or home cinema. A cloakroom completes the ground floor accommodation.



The first floor comprises the master bedroom with en-suite bathroom with separate shower.

There are three further bedrooms, one of which has an en-suite shower and another a family bathroom.

On the second floor there is a large fifth bed/sitting-room with en-suite shower room and an additional room which could be used as guest accommodation or study and play area.

Cottage

The cottage provides excellent secondary accommodation with its own drive, flanked by a small lake.

It has a modern, spacious feel and comprises an entrance hall, with generous open-plan, south-facing living area, inglenook fireplace and fitted kitchen with level access to an adjoining bedroom and bathroom. A staircase leads to a mezzanine bed/sitting room and en-suite bathroom.

The cottage also boasts its own terrace, outside entertaining area and garden.

Outside

Kings Close is set well back from the road, approached by a long drive bordered with mature oaks with views of the delightful fields and farmland beyond.

The most formal area of the garden lies to the south and west of the home where there is established planting and a croquet lawn. The terraces enjoy views across the lawn towards the swimming pool and gazebo.

The multiple garages and stable block are adjacent to the house and could be used in a variety of ways.

In all the plot measures approximately five and a quarter acres plus the private driveway leading to Isington Road.

The Alton branch line runs along the northern boundary of Kings Close and is well-screened by mature trees. This forms the boundary of the South Downs National Park and greatly enhances the security and privacy of the plot.

Tenure

Freehold

Local Authority

East Hampshire District Council

Viewing

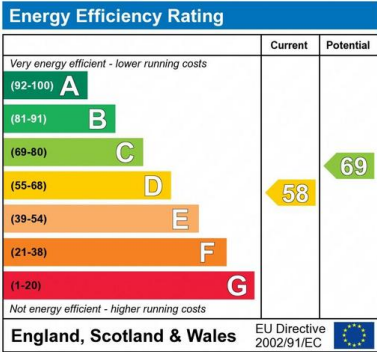
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