



Forge Road, Kingsley, Bordon, Hampshire, GU35 9LY



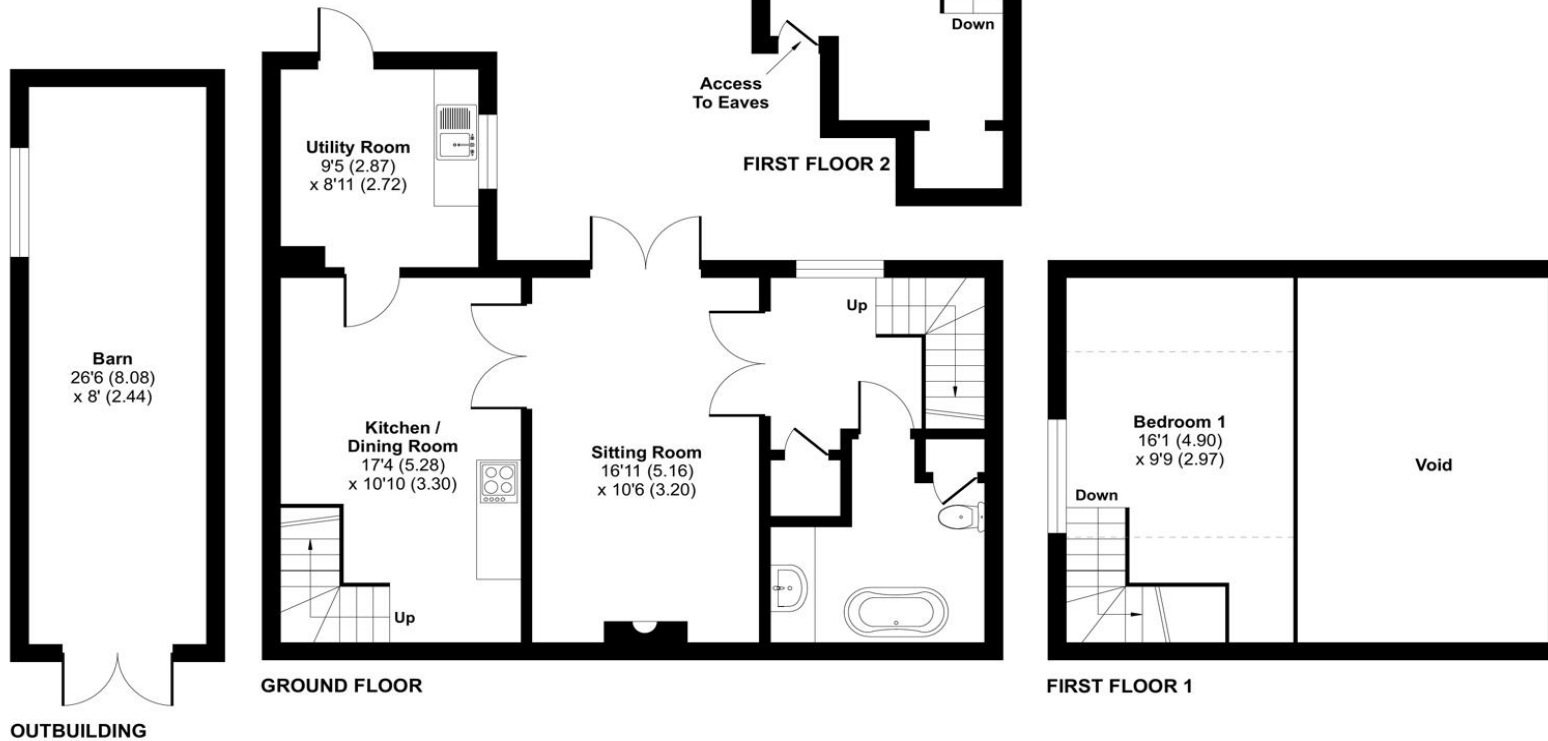
ACCOMMODATION

Gravitate towards the perfect life with this detached, truly unique two-bedroom converted forge. Oozing with tremendous character and quirky features this stylish home is beyond compare and offers an exceptional living space throughout. Ideally situated within the village of Kingsley and only a short stroll to the local gastro-style pub, village shop and country walks straight from your own front door in the Kingsley Common woods and with the Alton mainline station to Waterloo only a ten-minute drive away, this property is definitely one home not to be missed. It comes to market offering a bespoke sitting room with vaulted ceiling and gallery, a good-sized kitchen/breakfast room with an additional kitchen/utility area, an inner lobby with integrated storage and the fabulous family bathroom with a freestanding bathtub. An understairs study area completes the ground floor accommodation. Stairs lead up to the first-floor galleried area where you will find a good-sized double bedroom and a separate staircase on the opposite side of the property which leads up to a second, fully enclosed double bedroom. Externally, this amazing property comes with a private, secure garden, mainly laid to lawn with mature hedgerows and a terrace area ideal for al-fresco socialising in the summer months, The property also benefits from a large outbuilding and private parking. This quintessential home is a rare treat to market and early viewing is highly recommended.



Approximate Area = 838 sq ft / 77.9 sq m (excludes void)
 Limited Use Area(s) = 124 sq ft / 11.5 sq m
 Outbuilding = 212 sq ft / 19.7 sq m
 Total = 1174 sq ft / 109.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1005463



SITUATION

The charming rural village of Kingsley has a community centre and an inn, the Cricketers. The nearby town of Bordon provides many amenities and services including shops, pubs, cafes, golf courses and restaurants as well as doctors, dentists and a Tesco supermarket. It is about 4 miles from the market town of Alton with its varied range of shopping and recreational facilities including a community centre with a shop and playgroup, as well as a mainline railway station with direct rail links to London Waterloo.



SPECIFICATION

- Unique detached converted forge
- Two double bedrooms
- Vaulted sitting room
- Kitchen/breakfast room
- Utility area
- Family bathroom
- Enclosed private garden
- Private parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band B

GUIDE PRICE

Asking Price £370,000

TENURE

Freehold