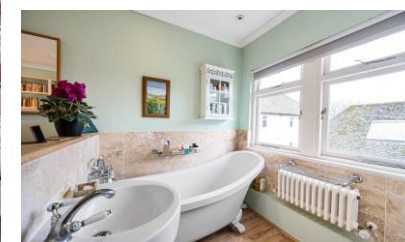




Ockham Hall, Kingsley Common, Kingsley, Bordon, GU35 9NE



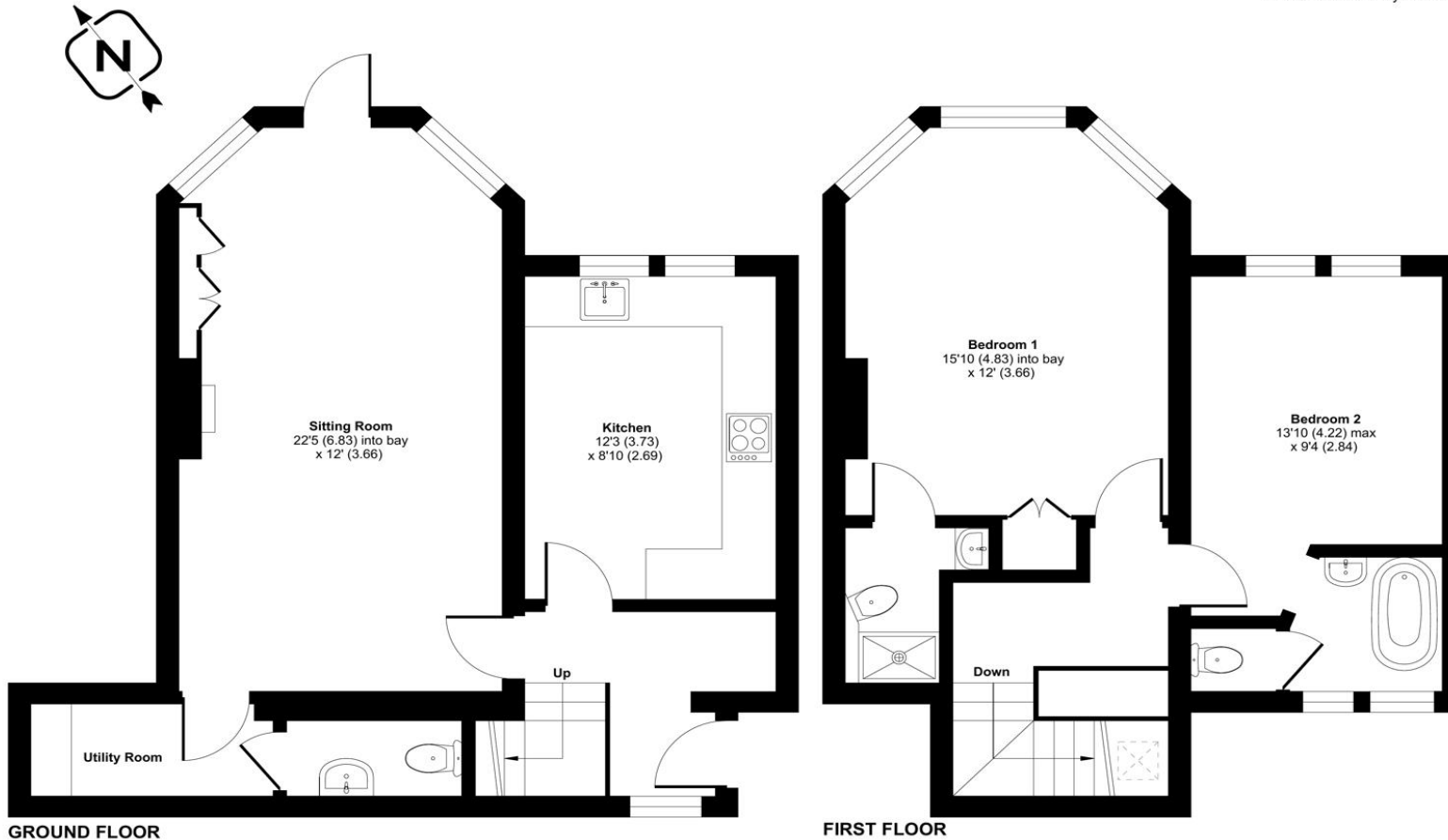


## ACCOMMODATION

This two-bedroom property is an exquisite gem nestled within an enchanting Victorian conversion, boasting timeless architectural features such as high ceilings, intricate mouldings and elegant architraves. Its location is nothing short of idyllic, surrounded by breathtaking woodland and overlooking the serene Kings Pond. Ockham Hall is a fine example of late Victorian architecture and was the first ever co-educational boarding school, it has been renovated and restored, creating a cluster of desirable homes within the most superb location. This bespoke home comes to the open market offering an entrance hallway, a spacious kitchen/breakfast room, a striking sitting/dining room with beautiful parquet flooring, a feature fireplace with wood burner and a secret panelled door leading through to a utility area and guest's cloakroom. Stairs ascend to the first floor where you will discover the two bedrooms, each offering its own unique charm. Bedroom one boasts mesmerising views across the pond through the stunning bay window and features an ensuite shower room. Bedroom two is designed with bespoke elegance, featuring an open-plan layout with a claw-foot bathtub, allowing for luxurious relaxation, along with a separate W/C for added convenience. Externally, the property offers a variety of delightful spaces for enjoyment and relaxation. A small communal courtyard, a secluded private garden with a summerhouse and the most beautiful communal grounds adorned with mature trees and lush planting create a picturesque backdrop. There is also the added benefit of a garage and private parking. This timeless residence is truly one property not to be missed and early viewing is highly recommended.

Approximate Area = 989 sq ft / 91.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>30</b>	
(1-20)	<b>G</b>		
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 2024. Produced for Charters Estate Agents Limited. REF: 1089090



### SITUATION

The charming rural village of Kingsley has a community centre and an inn, the Cricketers. The local shop provides access to the community market and the village is on a bus route. 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 as well as a mainline railway station to London Waterloo.





**SPECIFICATION**

- Ockham Hall Victorian school conversion
- Two double bedrooms
- Ensuite bathroom, shower room and guest's cloakroom
- Kitchen/breakfast room
- Separate utility area
- 25ft sitting/dining room
- Approx. 0.25-acre communal grounds
- Private garden
- Private parking and garage
- Stunning views of Kings Pond

**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: D

**PRICE**

Asking Price £435,000

**TENURE**

Freehold

**AGENTS NOTE**

LPG heating

Estate Management Charge: £80 per month (approx.)

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*