



# Kingsley, Hampshire

Enter the property into the hall where there are stairs to the first floor, under stairs storage, a side aspect window and doors to the various rooms. Positioned to the left is the dining room which has a front aspect window and is open plan through to the sitting room. The sitting room has a centrally positioned fireplace with wood burning stove and rear aspect double doors providing access onto the garden. Positioned to the rear of the hall is the kitchen which is modern in style. The kitchen features a range of wall and base units with surfaces over, a built in cooker, hob, sink and drainer unit and a rear aspect window. Off the kitchen, there is a utility room with space for appliances, a rear aspect window and front aspect door through to the side access. Additionally, there is a ground floor shower room with WC and a wash hand basin.

Upstairs, there are three bedrooms, all of which are well-proportioned. The two larger bedrooms have built in storage and the rear bedrooms provide views over neighbouring countryside. The bathroom completes the first floor and has a bath with shower over, WC, wash hand basin and a front aspect obscure window. Off the landing there is a storage cupboard and access to the loft.

To the rear, there is a well-proportioned garden which is laid to lawn. There is also a shed and wider than average side access. To the front, there is driveway parking.

- Three Bedroom Home
- Semi-Detached
- Wood Burning Stove
- Two Reception Rooms
- Modern Kitchen
- Utility Room
- Modern Bathroom
- Well-Proportioned Bedrooms
- Larger Than Average Garden
- Cul-de-sac
- Driveway Parking



# Floorplan

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



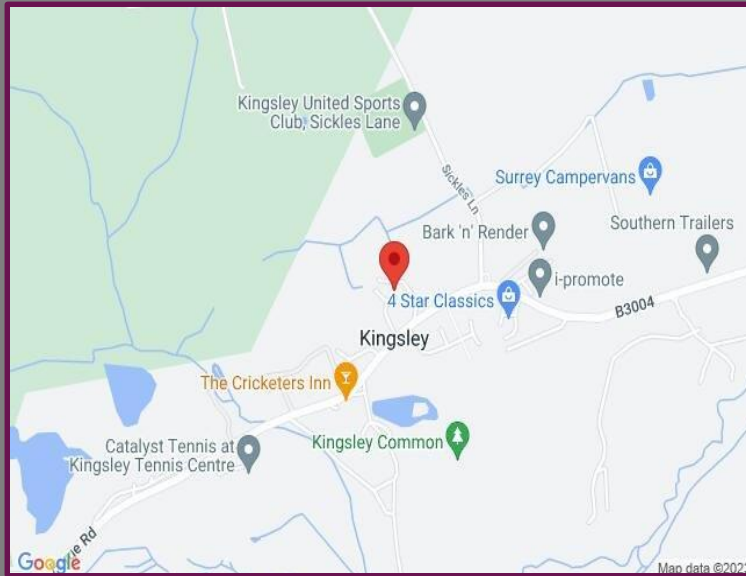
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

Woodfield is a cul-de-sac position within the sought-after village location of Kingsley. Within the village there is a post office with convenience store, public house, church, Kingsley common, pond and also within convenient distance by car are both Alton and Bordon with a further variety of shops and transport links including a mainline train station serving London Waterloo in Alton and Bentley.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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