












Greenwood House

The Straits, Kingsley, Hampshire

A stunning luxury detached house with spacious accommodation, an annexe and beautiful gardens

Greenwood House is an impressive detached country house, surrounded by the stunning countryside of Alice Holt Forest on the edge of the South Downs National Park. The property provides almost 6000 square feet of accommodation across the main house and attached annexe, with flexible and versatile rooms.

	6 RECEPTION ROOMS		5 BEDROOMS		4 BATHROOMS
	4 CAR GARAGE		3.62 ACRES		FREEHOLD
	RURAL		3,976 - 5,934 SQ FT		GUIDE PRICE £2,220,000

The property

At the entrance to Greenwood House the hallway provides access to both the main residence and the annexe. There is a welcoming reception hall to the main house, with tiled flooring and a splendid oak staircase leading to the galleried first-floor landing above. There are five main reception rooms on the ground level, including the 27ft drawing room with its French doors to the front and rear and brick-built fireplace fitted with a woodburning stove. There is also a formal dining room with French doors opening to the gardens, a study or family room with a dual aspect and a large, airy games room with double doors leading to the sunny conservatory at the rear.

Additionally on the ground floor, the large kitchen and breakfast room has shaker-style units, a central island, a range cooker and space for a breakfast table for informal dining.

The spacious galleried landing has skylights overhead,

welcoming plenty of natural light, with doors leading to the three first-floor bedrooms. These include the 27ft, luxury principal bedroom with its dressing room and en suite bathroom. The first floor also has a family bathroom, with both bathrooms featuring bathtubs and separate shower units.

The ground-floor annexe is ideal for family members or multi-generational living, or could be combined into the main house for a larger single residence. It includes a comfortable sitting room, a fully equipped kitchen, a family bathroom and two bedrooms, one of which has an en suite shower room.



Outside

At the front of the property, the gravel driveway provides plenty of parking space for both the house and annexe, while the quadruple garaging block provides further parking in a double garage and two carports. The wrap-around gardens provide extensive outside space in which to relax, with most of the gardens extends to the south and welcoming plenty of sunlight throughout the day. They include rolling lawns, patio areas for al fresco dining, ornamental gardens with herbaceous borders, a vegetable garden and a heated outdoor swimming pool with its own sun terrace.

At the end of the gardens, a gate opens onto a beautiful grassy meadow, which could be used for grazing livestock or equine training and exercise. The gardens and grounds extend to a total of approximately 3.62 acres.

Location

Greenwood House is in a rural position, surrounded

by beautiful countryside and within easy reach of the villages of Kingsley, Binsted and Wheatley. Kingsley has a local pub, community centre, a village shop and post office, while nearby Alton and Farnham have a variety of shops, supermarkets, cafés, pubs and restaurants plus a good choice of schools.

The pretty Georgian town of Farnham, with its Maltings Art Centre, Reel Cinema and growing number of restaurants is seven miles away. For leisure, there is golf nearby at Blacknest Golf and Country Club and cycling, walking and a Go Ape activity at Alice Holt Forest.

The A3 is easily accessible, providing road access towards London and the M25, while the property is equidistant between Alton and Bentley stations with direct services to London Waterloo (in about an hour).



Distances

- Kingsley 0.6 mile
- Alton 5.7 miles
- Farnham 7.5 miles

Nearby Stations

- Bentley
- Alton
- Farnham

Key Locations

- Jane Austins House Chawton
- Ludshott Common & Waggoners Wells
- Alice Holt Forest

Nearby Schools

- Liphook Infants and junior Schools
- St Edmunds





Floorplans

Main House internal area 3,976 sq ft (369 sq m)
Annexe internal area 1,057 sq ft (98 sq m)
Total house internal area 5,033 sq ft (467 sq m)
Garage internal area 868 sq ft (81 sq m)
Pool pump room internal area 33 sq ft (3 sq m)
For identification purposes only.

Directions

GU35 9NU

what3words: ///hopefully.poems.already

General

Local Authority: East Hampshire District Council

Services: All main services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: C

Fixtures and Fittings: By separate negotiation

The position & size of doors, windows, appliances and other features are approximate only.
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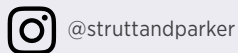
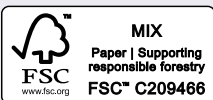
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