


Kings Park
•
BENTLEY





KINGS PARK

*Welcome to a
classic Edwardian
country residence...*



COUNTRY SPLENDOUR

Tucked away in a secluded 5.25 acre plot in the South Downs National Park, this classic Edwardian country residence features six bedrooms, four bathrooms and three reception rooms with parkland-style gardens that blend seamlessly with the stunning surrounding countryside and woodland.

Dating from 1901, the house boasts generous period proportions and an array of south and west-facing windows that fill the high-ceilinged rooms with natural light.

Additionally there is a charming separate two-bed cottage, a private swimming pool and a former grass tennis court that doubles as an ideal croquet lawn. The original coach house also provides the perfect opportunity to create a dream home office, gym, studio or workshop.

The estate also comes with a large stable block comprising five stalls and a storeroom, plus indoor garaging for several cars.





MAKING AN ENTRANCE

From Isington Road, the leafy lane passes under a bridge and opens up into a tree-lined gravel drive that winds through the grounds before sweeping round a turning circle in front of the house. There is parking for numerous cars in the front driveway and plenty more available in the extensive garage block.

The house, with its gabled roofline and decorative Edwardian features, is surrounded by lawns and established trees. Inside, an elegant, formal hallway boasts high-coved ceilings, large windows and dado and picture rails as are found throughout the home. There are spacious cupboards for coats and shoes and a spot-lit alcove that comfortably houses a piano.



GRACIOUS LIVING

The rich wooden flooring in the hallway extends into all of the downstairs rooms except the kitchen, where cosy underfloor heating enhances the inviting atmosphere. The hallway then divides to both the reception rooms and the kitchen, creating a sense of natural flow while maximising the movement of light.

Turn left past the staircase to find a dual aspect library/family room with bespoke oak bookcases overlooking the beautiful garden. Adjacent is the elegant cloakroom with a charming porthole window to match the nautical-themed wallpaper.

Returning back past the stairs and through into the formal drawing room, a sweeping bow window and French doors frame views out over the lawn to the guest cottage. There's also a lovely open fireplace with integrated storage on either side that can accommodate both firewood and your music collection.

Internal double doors link this sociable space to an equally bright and airy dining room, which in turn leads into the hallway and kitchen – an ideal layout for parties. Moreover, the dining room is bordered by a full length built-in window seat offering the perfect spot from which to read, admire the garden or watch the children playing.





KINGS PARK

*An inviting atmosphere,
maximising the
natural light*



FAMILY LIFE

Continue into a modern dining kitchen where contemporary heated floor tiles complement the wooden shaker-style cabinets and a granite worktop complete with a breakfast bar.

Integrated appliances and features include a 1.5-bowl sink, a Neff double oven, a dishwasher, and an induction hob set within the chimney breast. There's also a useful dresser cabinet with a second sink in the breakfast area by the patio doors leading out on to the garden.

Meanwhile, the adjoining large utility room offers ample additional storage, pantry shelving, space for laundry appliances plus an American-style fridge-freezer and wine fridge.





*The heart
of the home*



PEACEFUL SLUMBER

Up the split-level staircase to the first-floor landing, where to the left there is a king-sized master bedroom with plenty of windows and integrated wardrobes and a luxurious en suite bathroom.

Soak away your cares in an inset roll-top bath or in the separate double shower, both with delightful garden views.

Across the landing are two further double bedrooms, one with an en suite shower room and the other with a row of in-built wardrobes.

Both overlook the front garden and the expansive fields beyond. At the end of the the corridor, lies another elegant double bedroom and a modern family bathroom.

Upstairs on the second floor, you'll discover a big double with an en suite shower room, plus a smaller bedroom ideal either for children or for use as a large walk-in wardrobe.



The bedrooms overlook the gardens and the expansive fields beyond



KINGS PARK

*The jewel in the crown
is a characterful
detached cottage...*

THE COTTAGE

This idyllic country estate is completed with a detached two-bedroom guest house. Set over two floors, the cottage provides perfect additional accommodation for dependent relatives, visiting guests or staff managing the house and grounds.

Set within its own garden with a driveway and lake, the cottage features a south-facing open plan living area with a gorgeous open fireplace, a well-equipped country-style kitchen with views to three aspects and doors to a wrap-around terrace. Off the hall is the primary bedroom and bathroom. Upstairs there is a second bedroom and a bathroom.





KINGS PARK



The cottage provides perfect additional accommodation



GLORIOUS GROUNDS

A variety of mature trees on over five acres of sweeping lawns, granting complete privacy and seclusion. These glorious grounds offer stunning, long-ranging views over the adjoining fields, far woodlands and the South Downs National Park.

In the warmer months, you can entertain friends and family with tennis or croquet on the lawn or a spot of sunbathing by the swimming pool, which comes with a terrace and gazebo, perfect for a barbecue and long summer lunch.





THE OUTBUILDINGS

The original coach house is primed for conversion to a spacious home office, studio or gym whilst the large garage and stable blocks could easily be re-purposed according to your interests and requirements. The potential scope for these outbuildings is extensive.



Computer generated image of what the coach house could look like after conversion.

ON YOUR DOORSTEP

Kings Park is situated in Isington, a rural Hampshire hamlet near the River Wey, yet is also within 5 minutes drive or bike ride of Bentley station with trains running to London Waterloo in under an hour.

Bentley offers a village shop/post office and there's a popular organic farm shop for a coffee after a hike around the picturesque farm trail. Bentley has a well regarded Ofsted rated 'Good' C of E school.

Kings Park is a short distance from the Georgian market towns of Farnham and Alton, both offering a great selection of shops, cafés and Waitrose supermarkets.

The village of Binsted is close at hand too. It has a Grade I listed church – the final resting place of the famed Field Marshall Viscount Montgomery.

For commuting; the A31 provides fast access to the M3 (J5), the national motorway network, and Heathrow (40 minutes), Gatwick (50 minutes) and Southampton Airport (30 minutes).

Education-wise, local independent schools include Alton School, Frensham Heights (3–18yrs), Lord Wandsworth College, Churcher's College and Edgeborough Prep.

The surrounding countryside offers some fantastic walking, riding, and cycling opportunities, with the ancient Alice Holt national forest less than ten minutes by car. A delightful golf and country club and several cosy gastropubs are all within walking distance including The Star in Bentley, The Anchor Inn in Lower Froyle and the newly-opened The Binsted Inn.





FLOORPLANS

Main house

Ground floor: 1,819 sq ft (169 sq m)
First floor: 1,388 sq ft (129 sq m)
Second floor: 517 sq ft (48 sq m)

The cottage

Ground floor: 994 sq ft (92 sq m)
First floor: 227 sq ft (21 sq m)

The coach house, garages & stables

The coach house/garages: 2,142 sq ft (199.01 sq m)
The stables/garden store: 916 sq ft (85.11 sq m)

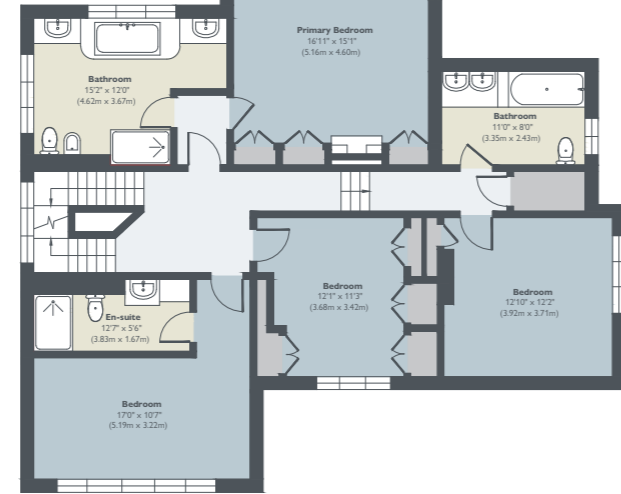
Total

8,003 sq ft (743.12 sq m)

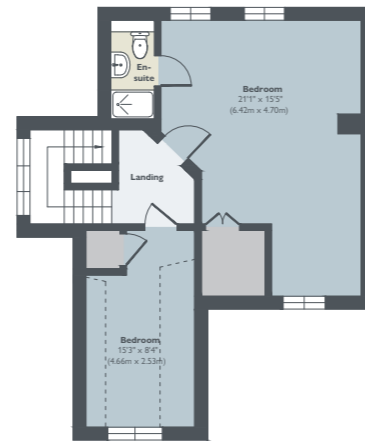
Main house



Ground floor



First floor

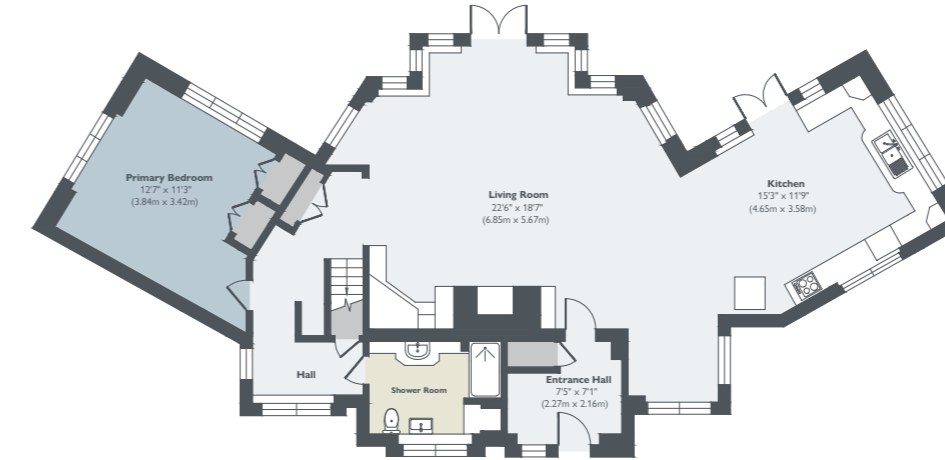


Second floor

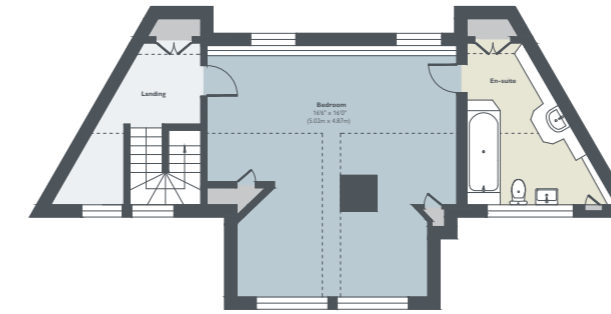


FLOORPLANS

The cottage



Ground floor



First floor

The coach house, garages & stables



FINER DETAILS

Overview

- Six-bedroom detached home
- Four bathrooms and downstairs cloakroom
- Three reception rooms
- Bright contemporary dining kitchen
- Idyllic two-bedroom guest cottage
- Private swimming pool and croquet lawn
- Mature country gardens
- Extensive stables and garaging
- Edwardian proportions and character

Energy performance for Kings Park

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68
39-54	E	51	
21-38	F		
1-20	G		

Services

- Mains gas supplied boiler for main house and swimming pool
- Underfloor heating throughout the ground floor
- The cottage is heated by an electric boiler
- Hardwood windows with double glazing
- Connected to both mains water and mains drainage
- Main house council tax band H
- Guest cottage council tax band A

Energy performance for the cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59
39-54	E	40	
21-38	F		
1-20	G		

Garden & grounds

- Beautiful mature tree lined driveway to the house
- Turning circle in front of the house, plentiful parking for friends and family
- Heated swimming pool
- Croquet lawn/grass tennis court
- Extensive lawned gardens
- Surrounded by attractive field and forest views
- The coach house offers potential to be converted to a dream home office and/or gym
- Garaging for up to five cars
- Five stables and a large garden store

Location

- Village location in the South Downs National Park
- Excellent country walks straight from the house
- 5 minutes by car or bike to Bentley Station and 1 hour to London Waterloo
- 12 minutes drive to the Georgian market towns of Farnham and Alton (both offering extensive shopping and Waitrose Supermarkets)
- Excellent road links via the A31 to both the M3 and A3

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BENTLEY

Isington Road, GU34 4PP



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UNIQUE HOMES

01428 786321 • nick@inghamfox.com • inghamfox.com

To view, please WhatsApp, message or call Nick Fox on 07790 020492