



Westcombe House

KINGSLEY GREEN | WEST SUSSEX | GU27 3LH

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Shower Room | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom | Sitting Room
Conservatory | Family Room | Dining Room Kitchen/Breakfast Room | Utility Room | Double Garage | Barn with 3 Bays and then two separate stores and further large timber store
Gardens of 0.37 acres | Field of 1.9 acres (0.767 ha) | In all 2.27 acres (0.91 ha)

Mileages: Haslemere 2 miles, Midhurst 6.5 miles, Petersfield 16 miles, Guildford 16 miles, London 48 miles





| The Property

On visiting it the first thing that strikes you about Westcombe House is the lovely setting it occupies on the edge of the village, with the main aspects being to the west over the paddock it owns and to woodland beyond. The house was built in the 1960's and was extended in the 1970's and 1980's and offers spacious, bright and flexible accommodation.

There are currently five bedrooms and two bathrooms, together with three reception rooms, a conservatory and a kitchen/breakfast room. Of particular note is the period barn adjacent to the house which provides endless possibilities, and beyond this there is also a shed. Definitely a house that has to be viewed to be truly appreciated.





| Location

The house sits on the edge of the popular village of Kingsley Green set back from the lane that leads up to Marley Heights. The nearest village facilities are located 1.5 miles to the south in Fernhurst with a primary school, church, shops and pub. Haslemere is located 2 miles to the north and has a comprehensive range of facilities including a Waitrose and mainline station with train services to London Waterloo in well under the hour.

The house is located within the South Downs National Park and in the immediate vicinity there is endless scope for riding and walking through open countryside or on the numerous National Trust owned sites within the vicinity including Blackdown and Marley Common. There is a great selection of schools within the area including Churcher's Junior and Highfield at Liphook, Haslemere Prep School and The Royal School to name but a few.



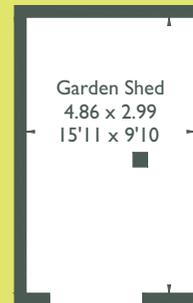
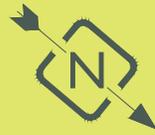


| Outside

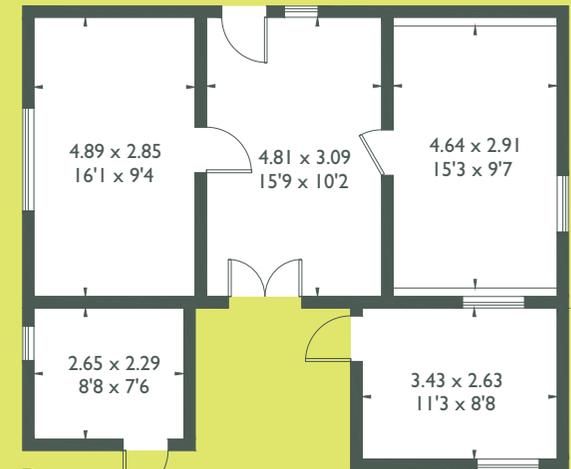
The house sits in lovely gardens of 0.37 acres and adjacent to the house there is a good sized terrace facing both west and south. Beyond this, there are open areas of lawn and extensive shrub and herbaceous borders. A pedestrian gate leads out onto the lane that is owned by the property but gives access to a couple of other houses and then beyond this is the field which is 1.9 acres. The grounds as a whole total 2.27 acres.



Approximate Gross Internal Area = 224.6 sq m / 2417 sq ft
 (Excluding Void / Store)
 Garage = 29.1 sq m / 313 sq ft
 Barn = 61.8 sq m / 665 sq ft
 Garden Studio = 14.5 sq m / 156 sq ft
 Total = 330 sq m / 3551 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

I Directions to GU27 3LH

Follow the A286 south from Haslemere towards Midhurst and after 1.5 miles you come to the village sign for Kingsley Green. Continue on for 400 metres and then turn right just as the road starts to climb up the hill into Marley Lane. Go along Marley Lane and after about 150 meters you will see a red telephone box on the left hand side and just beyond this there is an entrance drive marked for Westcombe and for a few other houses. Having entered this drive the entrance to Westcombe House will be found immediately on the right hand side. The house sign just says Westcombe.

Services: Mains water, electricity, and drainage, oil fired boiler providing hot water and central heating via radiators.

Local Authority: Chichester District Council, www.chichester.gov.uk, 01243 785166

Council Tax: Band G

EPC: E44

Agent's note: Our clients rent a small triangle of land from the National Trust who own the grass verge between the lane and the property. The current cost is £50 per annum and we will provide further information upon request.

Viewing strictly by appointment



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated June 2017