



Kookaburra House, Gravel Hill Road, Holt Pound, Farnham, Hampshire. GU10 4LG.
Guide Price £1,000,000



Description

A unique, detached home in a tucked away location on the edge of Alice Holt Forest. The generous and flexible accommodation includes a living room with large feature fireplace, dining/family room, attractive and recently re-fitted kitchen/breakfast room, utility room, boot room, four bedrooms and three bath/shower rooms. On the first floor are two bonus rooms, one of which is currently used as an occasional 5th bedroom and the other a family room. The property occupies a mature secluded plot which backs on to Alice Holt Forest, ideal for exploring with kids and dog walking. Approached via a gravel driveway, there is ample parking for numerous cars.

Bentley Village and mainline station are approximately 3 miles away. Farnham's elegant Georgian town centre, which offers a range of restaurants, bars, shops and recreational facilities, is within 4 miles. Easy access to the A31 leads to the A3 and A331 and in turn the M3.



Material Information - Standard broadband available and good mobile signal likely outside with all providers. The property uses a shared septic tank which was replaced last year (2023) and the house is currently heated using a biomass boiler; however our client will be replacing this with a new boiler that will use LPG. As per the Decision Notice granted to build next door (54411/004) there is a condition for the 3 outbuildings shaded red to be demolished within 1 month of the newly built property next door being occupied. Easiest to explain on site. Planning Application registered 20533/066 for improvements to, and new facilities at Birdworld to include a new Entrance Building, Play Barn, Conservation and Breeding facility and an external Adventure Play Area. The re-development of Forest Lodge Garden Centre to include the demolition of the existing garden centre and the adjoining Garden Style structures to create a new garden centre (with covered and open sales areas, restaurant, plant, and warehouse). New service areas and car parking for both operations accessed from a new roundabout on the A325. The closure and removal of the existing Forest Lodge access. Enhanced landscaping throughout. | Birdworld, Farnham Road, Holt Pound, Farnham, GU10 4LD

Directions

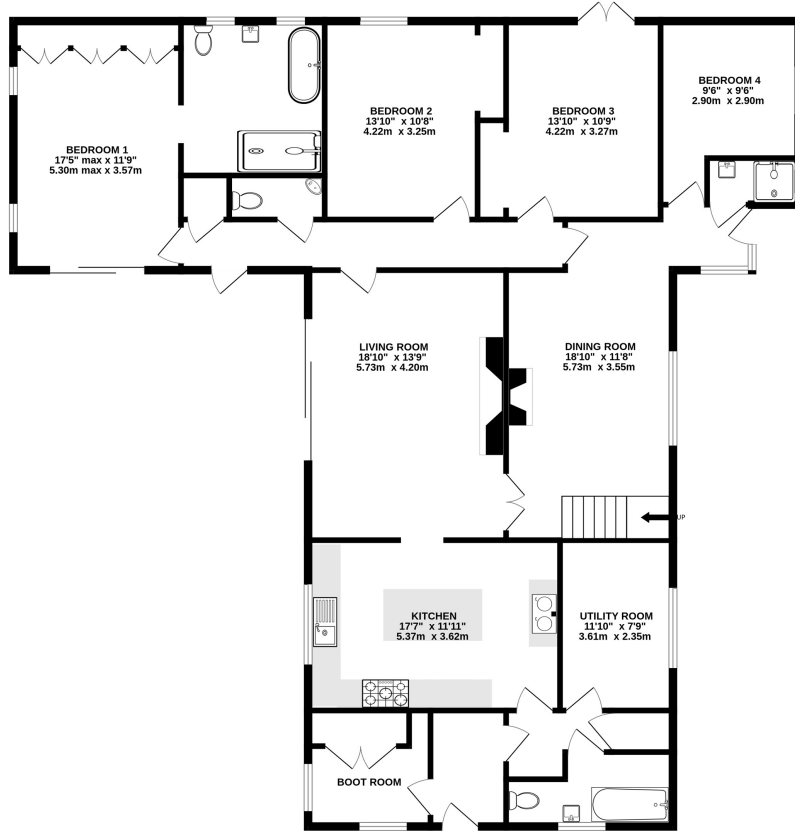
Turn into Gravel Hill Road from the A325 and after a short distance turn right into a gravel driveway. Bear left and the property will be found at the end of the driveway.

Local Authority

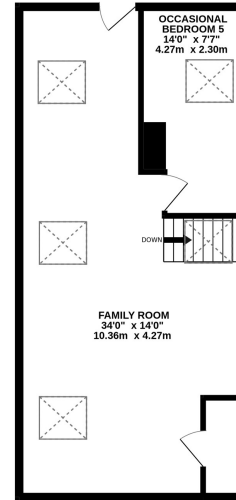
East Hants
Band C



GROUND FLOOR
1899 sq.ft. (176.4 sq.m.) approx.

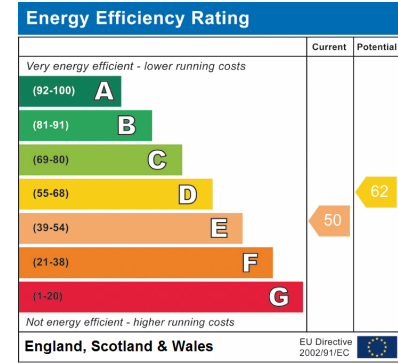


1ST FLOOR
541 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 2440 sq.ft. (226.7 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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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

