



Faldonside, Forge Road, Kingsley, Hampshire. GU35 9ND.  
Guide Price £895,000





## Description

Set in the heart of the desirable village of Kingsley, this charming and rarely available four-bedroom period home is nestled within beautifully landscaped gardens and grounds of approximately 0.32 of an acre. Believed to have originally comprised two cottages, the brick and flint property has been sympathetically improved by the current owners and now offers a wonderfully flexible and spacious layout that blends original character with modern convenience.

The house retains many of its period features including exposed beams, original wooden floorboards, and two fireplaces—one in the snug and another in the sitting room, each fitted with a wood-burning stove. A welcoming entrance lobby leads into a cosy and inviting snug, which in turn flows into a light-filled, dual-aspect sitting room—perfect for relaxing in comfort. The kitchen, which has been recently fitted, comprises stylish units, electric oven, induction hob, integrated fridge, freezer and dishwasher, is ideal for everyday family life and is complemented by a separate dining room with direct access to the rear garden. A particularly versatile rear hallway provides additional space that can be used as a boot room/utility room



Upstairs, the accommodation continues to impress with four bedrooms arranged over two interconnecting staircases. Of particular note is the principal bedroom, which includes its own dressing room and enjoys lovely views over the garden and surrounding countryside. The layout allows for both privacy and practicality, making it well suited to families or those needing flexible home office space.

Outside, the gardens are a standout feature. Enjoying a predominantly south-west aspect to the rear, the grounds have been attractively landscaped to include expansive lawns, mature hedgerows, a productive vegetable patch, and a small orchard. Several seating areas are thoughtfully positioned throughout the garden, including a terrace and a raised decking area adjoining a charming 'garden bar'—perfect for entertaining guests. Additional outbuildings include a useful garden store and a small garage located at the front of the property.



Kingsley is a vibrant village on the edge of the South Downs National Park, offering a welcoming community atmosphere and a range of amenities including a pre-school, community centre with shop and post office, a popular pub ('The Cricketers'), and a village church. There are numerous clubs and activities for all ages, and the nearby Kingsley Common is a haven for dog walkers and nature lovers. Excellent transport links are available via nearby Alton, Farnham, and Bentley, all offering railway stations and regular services. This unique and character-filled property presents a rare opportunity to own a slice of village life, with all the space and charm of a period country home.

**Material Information** - The property benefits from double glazing mains electricity, water and drainage, while the heating is provided via an oil fired boiler.

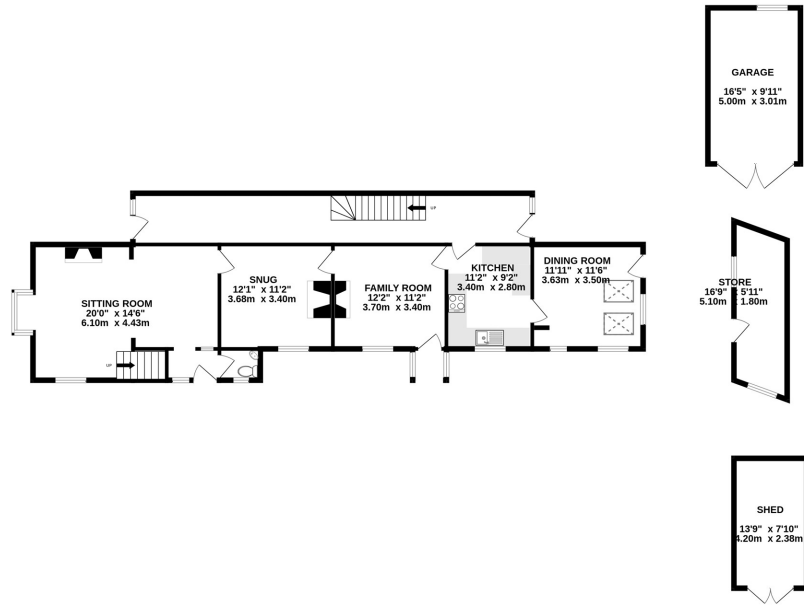
## Directions

SAT NAV - GU35 9ND

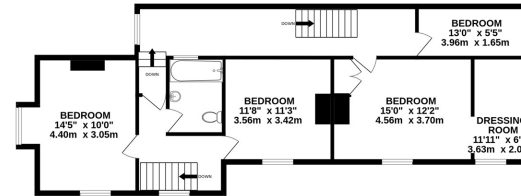
## Local Authority

East Hants  
Band G

GROUND FLOOR  
1409 sq.ft. (130.9 sq.m.) approx.




1ST FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



OUTBUILDINGS SHOWN NOT IN ACTUAL LOCATION

TOTAL FLOOR AREA : 2300 sq.ft. (213.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	41	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC
		

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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.



