



OAKFIELD



St. Pancras Green, Kingston BN7 3LH

Price Guide £850,000



**St. Pancras Green,
Kingston BN7 3LH**

Occupying an enviable position in the sought-after village of Kingston, this impressive home is a rarely available detached three-bedroom home with generous accommodation, an attached garage and a separate workshop, with views towards the South Downs. Set directly beside the peaceful village green, the property offers a rare sense of peace and privacy.

The accommodation extends to approximately 1,458 sq ft, including the workshop, and is arranged across two floors. The ground floor opens into a spacious hall with stairs to the first floor. At the rear, the impressive sitting/dining room measures more than 22 feet in length and is filled with light, with doors opening onto the garden and green beyond. This inviting room is ideal for relaxing and entertaining while enjoying the outlook and evening sunsets. To the front is a well-proportioned kitchen/breakfast room with room for informal dining. A cloakroom/WC and internal access to the attached garage complete the ground floor, with the garage offering useful storage and possible conversion potential, subject to the necessary permissions.

The first floor provides three well-sized bedrooms, offering comfortable proportions and good natural light. The principal bedroom is appealing, enjoying delightful views across the green and towards the South Downs. A centrally positioned family bathroom serves all three bedrooms.

Outside, the property benefits from the attached garage and a separate workshop, providing excellent space for storage, hobbies or a home office.

Constructed during the 1960s, homes of this style are appreciated for their solid build and flexible layouts. The property offers an exciting opportunity for updating, remodelling or extending, subject to the relevant consents. With thoughtful modernisation, this impressive home could become an exceptional family home.

Kingston is a friendly and thriving village community, with a well-regarded primary school, a popular village hall and a welcoming local pub.





Sitting/Dining Room

22'7 x 17'0 (6.88m x 5.18m)

Kitchen/Breakfast Room

11'10 x 10'6 (3.61m x 3.20m)

Garage

17'9 x 8'10 (5.41m x 2.69m)

Bedroom

14'9 x 11'7 (4.50m x 3.53m)

Bedroom

11'1 x 10'9 (3.38m x 3.28m)

Bedroom

11'6 x 8'5 (3.51m x 2.57m)

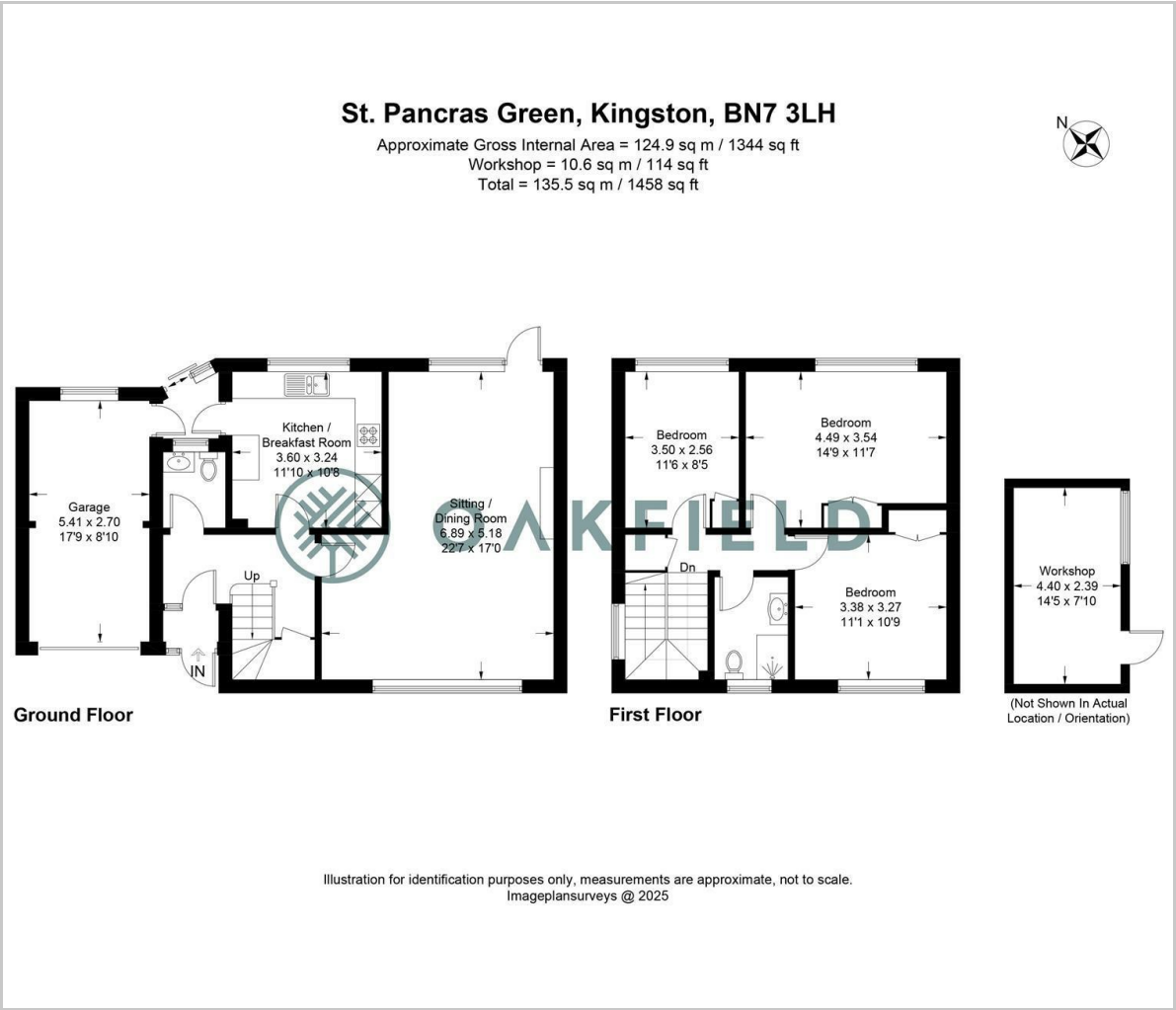
Workshop

14'5 x 7'10 (4.39m x 2.39m)

Council Tax Band - E £3,211 per annum



Floor Plan



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

