

• THE •  
• P A D D O C K S •  
• FORGE ROAD • KINGSLEY •



## KINGSLEY, HAMPSHIRE

Project26 are excited to present to the market an exclusive development of two new bespoke luxury homes. These impressive, individual properties provide the perfect balance of private countryside whilst living close to the heart of the village.

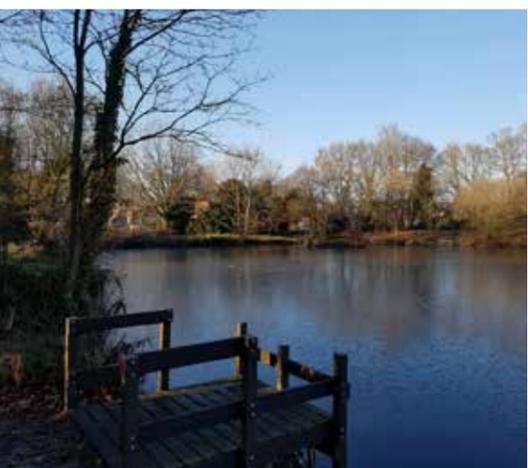
Bordering the South Downs National Park, the village of Kingsley stands amidst fine Hampshire countryside between the villages of Binsted, Oakhanger and East Worldham. The houses occupy a very special and rarely available location with stunning views of beautiful rural scenery. Kingsley Common is a protected area of

special scientific interest, providing ample opportunity for many country pursuits and adventures.

The village has an active community with a church, shop/post office, farm shop and the highly regarded Cricketers Inn. The popular market towns of Alton, Farnham and Petersfield offer an eclectic mix of boutique and high street shops, cafes and restaurants, alongside your practical everyday supermarkets, including Waitrose, in each town and mainline railway stations to London Waterloo. Further afield, the larger cities of Guildford, Winchester and Portsmouth all

provide a broad range of options for shopping and entertainment.

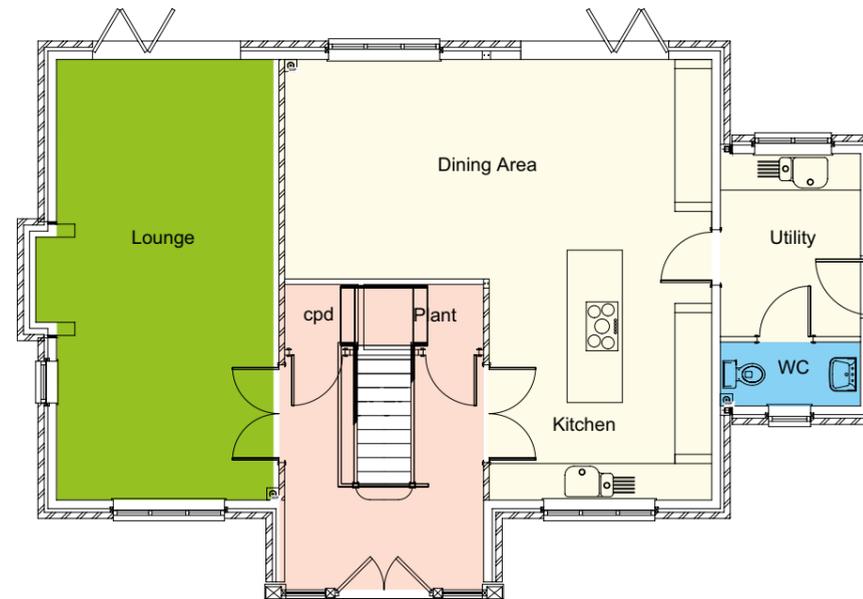
These luxurious properties are finished with meticulous attention to detail and offer a fresh, innovative twist on traditional design with a superior specification. This is a rare opportunity to own a truly unique home with timeless character.



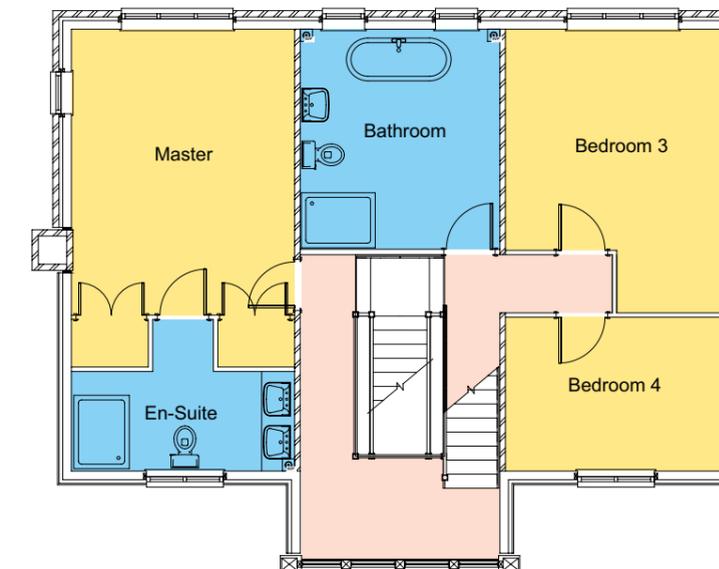


FORGE HOUSE

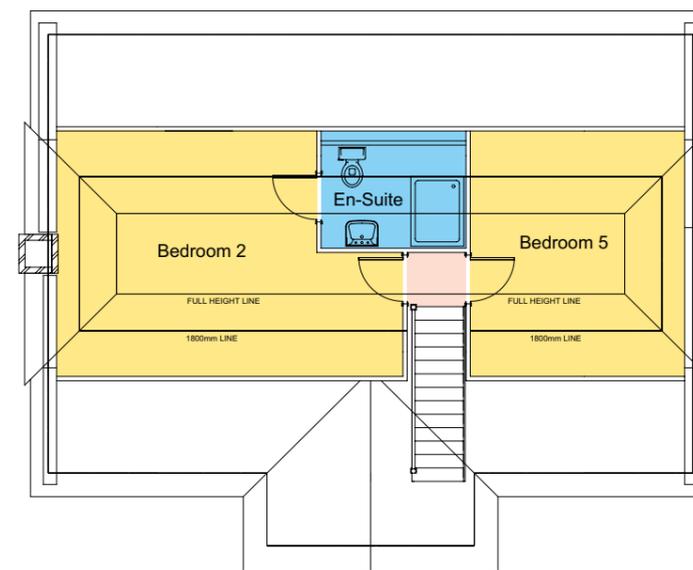
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

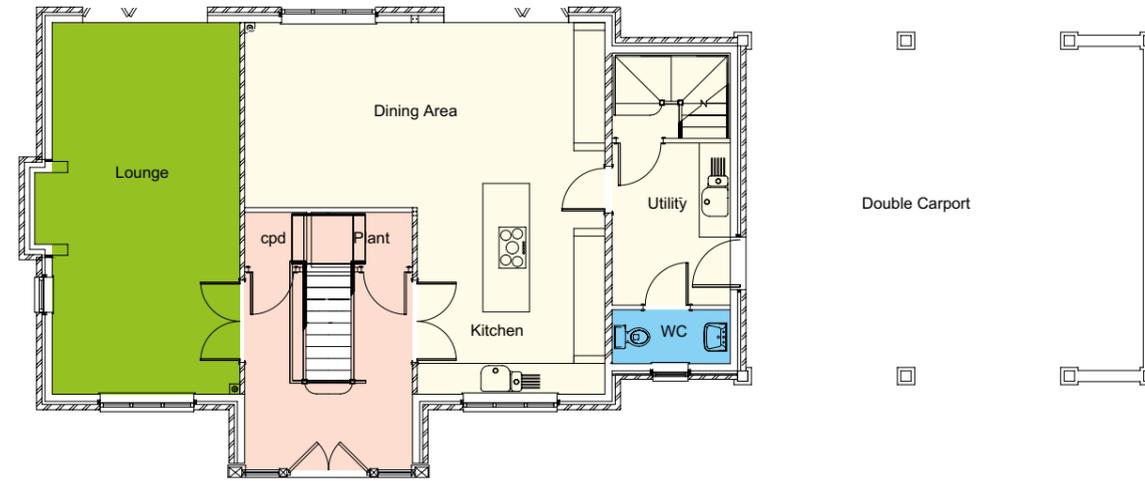


Lounge	-	3625mm x 7230mm	11'10" x 23'8"
Kitchen	-	3625mm x 7230mm	11'10" x 23'8"
Dining Area	-	3330mm x 3600mm	10'11" x 11'9"
Master	-	3625mm x 4675mm	11'10" x 15'4"
Bedroom 2	-	4200mm x 5885mm	13'9" x 19'3"
Bedroom 3	-	3625mm x 3620mm	11'10" x 11'10"
Bedroom 4	-	3625mm x 2515mm	11'10" x 8'3"
Bedroom 5	-	3635mm x 4200mm	11'11" x 13'9"
<b>Total Area</b> <small>(excluding Carport)</small>	-	<b>218 sq/m</b>	<b>2346 sq/ft</b>

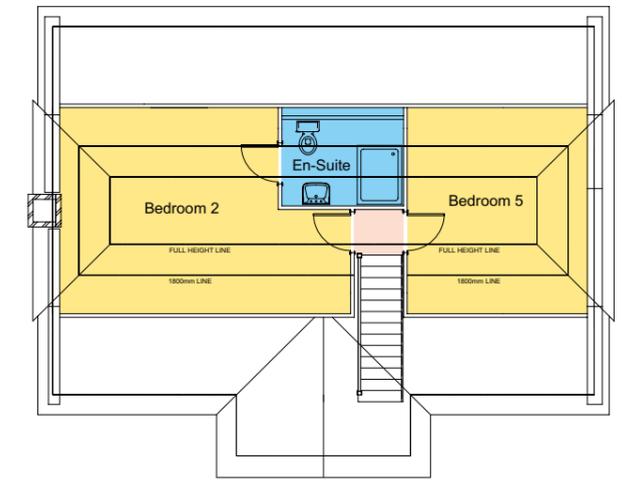


THE OLD PIGGERY

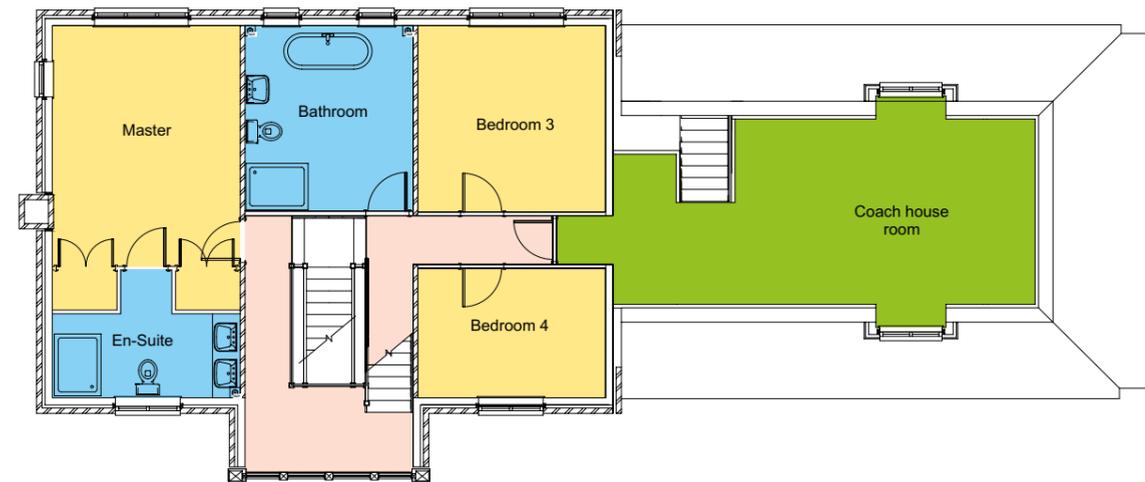
**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



Lounge	- 3625mm x 7230mm	11'10" x 23'8"
Kitchen	- 3625mm x 7230mm	11'10" x 23'8"
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Bedroom 4	- 3625mm x 2515mm	11'10" x 8'3"
Bedroom 5	- 3635mm x 4200mm	11'11" x 13'9"
Coach House	- 8140mm x 3600mm	26'8" x 11'9"
<b>Total Area</b> <small>(excluding Carport)</small>	<b>- 253 sq/m</b>	<b>2723 sq/ft</b>



## THE PADDOCKS

### Ground Floor

Double Carport, Entrance Hall, Lounge, Kitchen/Dining/Living Room, Utility Room, Cloakroom

### First Floor (Forge House)

Master Bedroom, Ensuite, Bedroom 2 and 3, Main Bathroom

### First Floor (The Old Piggery)

Master Bedroom, Ensuite, Bedroom 2 and 3, Main Bathroom. Office/6<sup>th</sup> Bedroom

### Second Floor

Bedroom 4 and 5, Ensuite



### Kitchen & Appliances

High gloss modern kitchens, professionally designed to maximise functionality and style.

Including:

- Silestone worktops
- Central island with breakfast bar
- Two Siemens digital ovens with soft closing doors and self-cleaning technology.
- Siemens 5 burner induction hob and full set of pans
- Ceiling hung remote controlled inset extractor hood
- Integrated full height fridge and freezer
- Integrated dishwasher
- Ceramic under-mount sink
- Internal LED unit lighting
- Soft close doors and drawers

### Internal

- Real fireplace, suitable for wood burning stove
- Bi-folding doors from lounge and dining room to outside patio
- Underfloor heating to ground floor
- Fully tiled ground floor (excluding lounge)
- Oak cottage style doors to all rooms
- Oak staircases

- Built in wardrobes to master bedroom
- Highly energy efficient air source heat pumps providing heating and hot water
- Fully acoustically insulated
- Fully fitted 50oz carpet with Cloud 9 underlay

### Bathroom & Ensuite

- Luxury deep free standing bath with back lit LED lighting (bathroom only)
- High spec contemporary walk-in wet room style showers with rain drench shower heads and fixed glazed screens
- Modern Roca Nexo sanitaryware

### Electrical

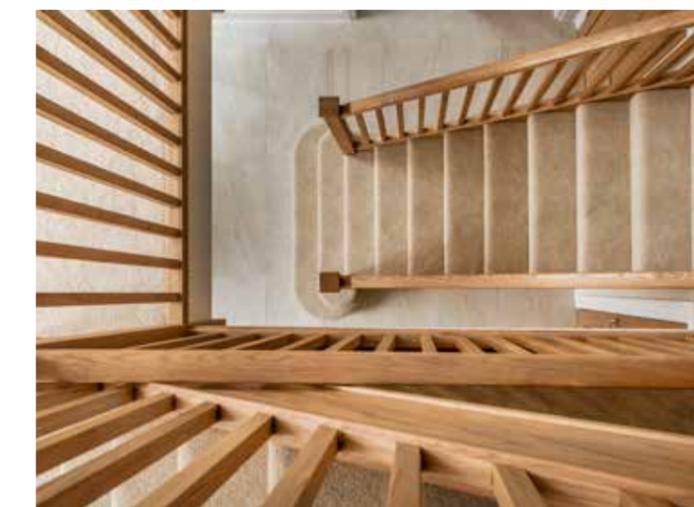
- Brushed metal switches and sockets throughout
- LED spotlights to kitchen/dining, hallway and wet rooms
- Extensive internal and external ambient lighting incorporated into the design
- Hard wired smoke/heat and CO2 Alarms
- Mains hard wiring points for a wireless security alarm
- Carport motion censored lighting and external 240v power points
- Night censored external lighting

### External

- Bespoke green oak framed glazed gable with handcrafted double oak doors and intelligent ironmongery
- Rustic handmade clay tiles to roofs
- Timber windows
- Indian sandstone paved paths and patios
- Bespoke green oak framed double carport
- Fully landscaped and turfed front and rear gardens

### New Build Warranty

- All Project26 homes come with a 10 year BLP warranty



# SITE PLAN

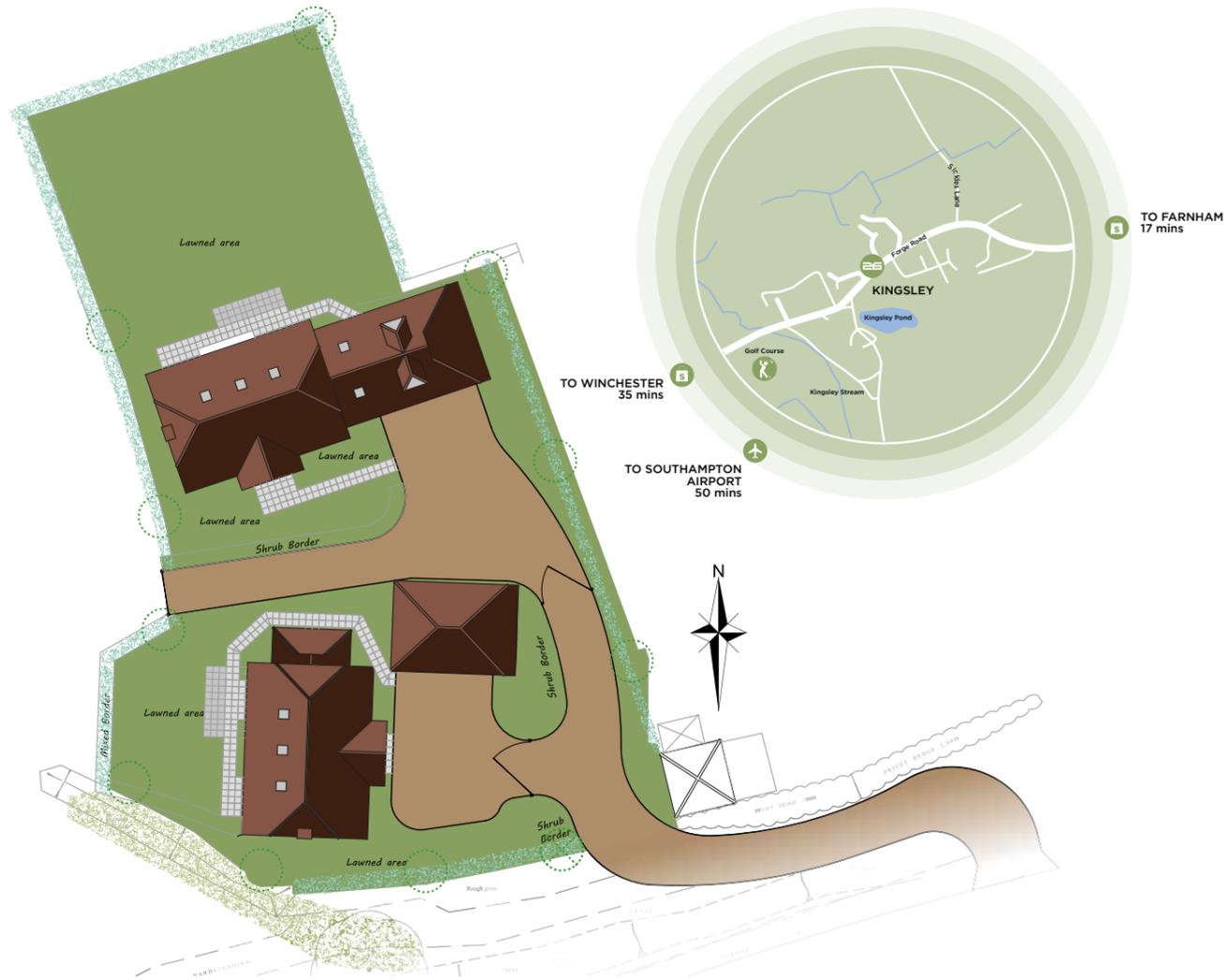
Each of these beautiful landmark houses enjoy uninterrupted views of the Hanger and were designed to take full advantage of the setting with a special emphasis on individual character to fully compliment the history and charm of the village. The careful design of each house with stunning oak glazed gables, sensitive landscaping and exemplary specification has created two exceptional individual village homes of unrivalled quality and finish.

## Directions

From Alton, drive north-eastwards towards Farnham and after about half a mile turn right onto the B3004 (just past The Alton House Hotel). Proceed out of the town into open countryside and through the village of East Worldham towards Kingsley. Proceed to the centre of the village on the B3004 marked by the public house and church. Proceed for a further 0.2 of a mile and The Paddocks will be found on the left immediately after Kingsley recreational ground.

## Schooling

There are schools for all age groups within the surrounding area including primary schools in Binsted and Selborne as well as both secondary schools and a further education college in Alton. There are also a good range of independent schools with Lord Wandsworth College at Long Sutton, Alton Convent, Edgeborough in Farnham and Churchers College in Petersfield.



# PROJECT<sup>26</sup>

**Proud creators of  
exceptional homes...**

Following an ethos to achieve the highest quality of property development in a timeless and conscientious manner, Project26 continue to craft beautiful homes in Surrey and Hampshire. Highly focused on functionality and aesthetics to create luxury living that captures the imagination.

**info@project26.co.uk**  
PROJECT26.CO.UK

The logo for Hamptons International, featuring the word "HAMPTONS" in a large, serif font with a stylized orange and white horizontal bar through the letter "H", and the word "INTERNATIONAL" in a smaller, sans-serif font below it.

**HAMPTONS**  
INTERNATIONAL

**Please contact Hamptons International  
to register your interest:**

**01420 86868**  
31 High Street, Alton, GU34 1AW  
**info@hamptons.co.uk**