



9 Liphook Road, Lindford, Hampshire
Price On Application Freehold

CLARKE  GAMMON

9 LIPHOOK ROAD
LINDFORD HAMPSHIRE GU35 0PX

Price On Application

High specification
throughout

Solar PV Panels

Integrated kitchen

Three bedrooms

Stunning orangery opening
to rear garden

Village centre location

Vacant possession



Extended family home set in the village centre.

THE PROPERTY

Presented for sale with vacant possession, this fine family home is ideally situated in the centre of Lindford and benefits from the remainder of its original ten year Build Zone warranty. Traditionally built in brick and block with a tiled roof this modern home incorporates a high specification with many contemporary and exciting features. To the ground floor the living room has recessed spotlighting and blinds to the front aspect window. The kitchen is equipped with quartz worktops with integrated double oven and four ring gas hob with extractor hood above, there is also an integrated fridge/freezer, washer/dryer and dishwasher with ceramic floor tiles. The kitchen opens up to the recently added orangery, which again has tiled flooring, roof lantern and tri-fold doors opening out to the rear garden. To the first floor the master bedroom has fitted wardrobes and an en-suite shower room with two further bedrooms and a well-appointed family bathroom, fitted with Duravit and Hansgrohe Wear fittings with ceramic floor and wall tiling.



THE GROUNDS

Outside there is allocated parking to the rear. The front garden is enclosed by picket style fencing with pathway and well-stocked shrub beds, to the rear paved patio and pathway leads to a level area with synthetic lawn, two sheds, the whole enclosed by timber panel fencing.

SITUATION

This extended property is situated in the centre of Lindford, which features a convenience store and post office and the re-furbished Royal Exchange pub and restaurant. Nearby Liphook and Grayshott, which are both about four miles away provide more comprehensive shopping facilities, whilst Liphook boasts well-regarded schools for all age groups, access to the A3 and mainline station serving the London/Waterloo to Portsmouth line. The surrounding area is noted for its natural beauty, with many well-known attractions, such as the Devils Jumps, Hindhead Commons and Frensham Ponds being just a short drive away.

A3 - 3.8 miles

Liphook - 3.8 miles

Liphook Railway Station - 4.3 miles

Grayshott - 4.2 miles

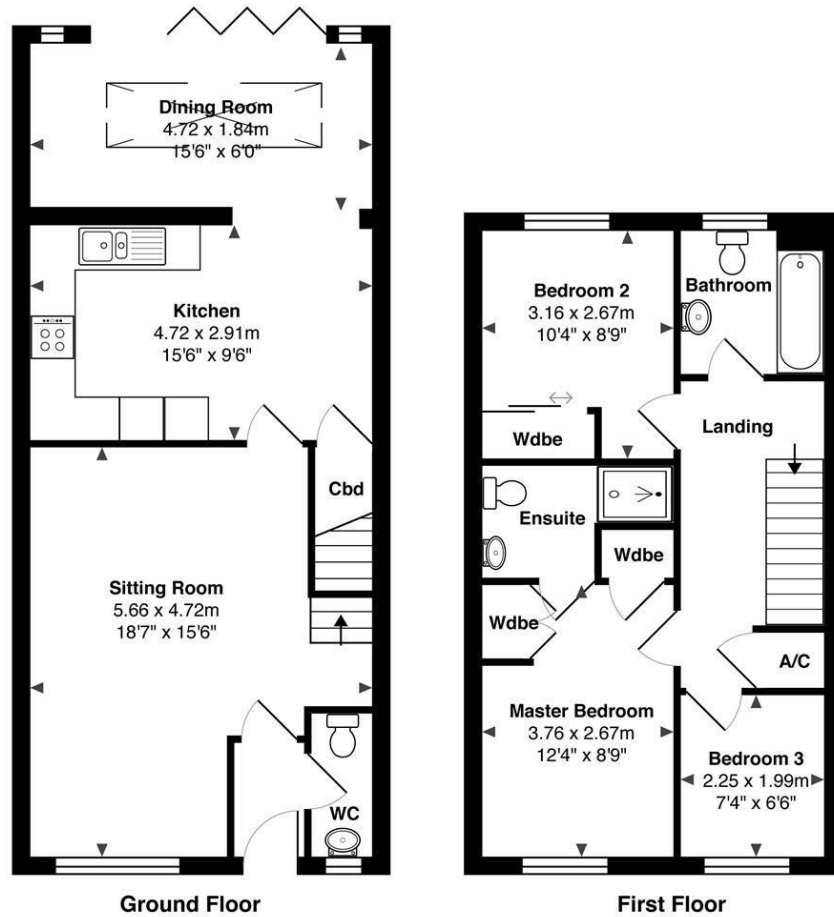
Haslemere - 8 miles

Farnham - 8 miles

Petersfield - 12 miles

Guildford - 21 miles

Portsmouth - 30 miles



All measurements are approximate and for display purposes only.
Not to scale.

LOCAL AUTHORITY
East Hampshire District Council

COUNCIL TAX
Band Band D

SERVICES
All mains services

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 88 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

CG LIPHOOK OFFICE

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DIRECTIONS

From our office in Liphook, head north out of the village on the Headley Road, signposted to Bordon. Follow this road for approximately 3 miles. On entering Lindford keep going straight and just past the parade of shops the properties will be found on the right-hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

