



**The Springs, Conford, Hampshire GU30 7QN**  
**£1,250,000 - Freehold**

CLARKE  GAMMON

THE SPRINGS, CONFORD, CONFORD, HAMPSHIRE GU30 7QN

## Asking Price £1,250,000 Freehold

A unique family home offering flexible accommodation with an amazing open plan living space and a separate, self-contained annexe. The house is tucked away down a country track in this desirable hamlet surrounded by countryside and common land.

The Springs is a substantial family home, which has been enlarged and adapted over many years. The original cottage dates back to the early 1900's and it was enlarged substantially in the 1990's. More recently the current owners have adapted and enlarged the living accommodation to provide spacious and tastefully presented living space with bi-fold doors and windows, overlooking the gardens to the rear. The accommodation is extremely flexible and has the benefit of a sizeable self-contained annexe. The entrance hall is spacious with a feature staircase and access to the ground floor cloak/shower room. From the entrance hall you can access the utility room, giving rear access to the kitchen. The focal point of the house is the open-plan living space with its modern high-end kitchen, island unit, space for dining and flexible family accommodation. Beyond this, is the living room, which also leads to the inner hall with the sitting room with open fireplace and wood burning stove and ground floor bedroom five/study. There is a rear utility which has access to the outside and parking for the annexe. Beyond the lobby is a conservatory which can be part of the annexe. The annexe provides a kitchen, sitting room, bedroom, and en-suite bathroom. The main house's bedroom accommodation offers a master bedroom suite with en-suite shower room, three further bedrooms and a family bathroom. The whole is tastefully presented and has been the subject of considerable modernisation and improvement.

The current owner believes the property is likely to benefit from multiple-dwelling tax relief, which provides substantial SDLT savings, subject to conveyancing instruction.

- **Superb open plan living space**
- **Stylish kitchen/dining/family room**
- **Sitting room & Living room**
- **Cloak/shower room & utility room**
- **Bedroom five/study**
- **Master suite**
- **Three/four further bedrooms**
- **Self-contained annexe**
- **Large part walled garden & terracing**
- **Parking & space for garage complex, subject to planning**

### **CG LIPHOOK**

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**Local Authority:** East Hampshire District Council Tax Band E

**Services:** All mains services









## GROUNDS

The house occupies an established and tucked-away location and has large walled gardens, which are found to the rear and the side of the property. Adjoining the house, there is substantial terracing and adjoining the annexe there is a useful workshop. The gardens are of an excellent size and are predominately laid to lawn with a large timber garden shed. One of the boundaries is walled and there are well-stocked flower borders with specimen shrubs, plants, and a feature pond, there is also a children's timber playhouse. There is a large area of garden to the side of the property, part of which is cordoned off and offers parking and would be an ideal site for a garage complex, subject to planning. There is additional car parking in front of the annexe. The plot has a due south aspect and extends to a third of an acre.

## SITUATION


Conford is set in a sought-after rural location that adjoins Passfield Common and Conford Moor, much of which is owned by The National Trust. There is a superb and extensive network of public footpaths and bridleways, one of which runs in front of the house. There is exceptional walking country in the surrounding area. Whilst in nearby Passfield, there is a local shop. Liphook which is just two miles away provides a comprehensive range of shopping, recreational and educational facilities which include a Sainsbury's superstore, highly regarded schools for all ages including the "Outstanding" rated Bohunt, a range of local shops, pubs and tea shops. The mainline railway station serves the London Waterloo to Portsmouth line. The A3 can be accessed at Bramshott, providing good communications with Guildford, the M25 and London to the north and Portsmouth and the Coast to the south.



## DIRECTIONS

Proceed out of Liphook in a northerly direction on the B3004 Headley Road leaving the village and shortly after the signs for Passfield turn left signposted Conford proceed past the two entrances to the first unmade lane proceeding down the hill and at the bend turn right into the next unmade lane where the property will be found a short distance on the left.

Liphook Village Centre – 2 Miles  
 A3 Junction – 2.3 Miles  
 Haslemere – 5.7 Miles  
 Guildford – 19.5 Miles  
 M25 – 26 Miles  
 Heathrow Airport – 39 Miles  
 London – 49 Miles  
 Gatwick Airport – 53 Miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# The Springs, Conford, Liphook GU20

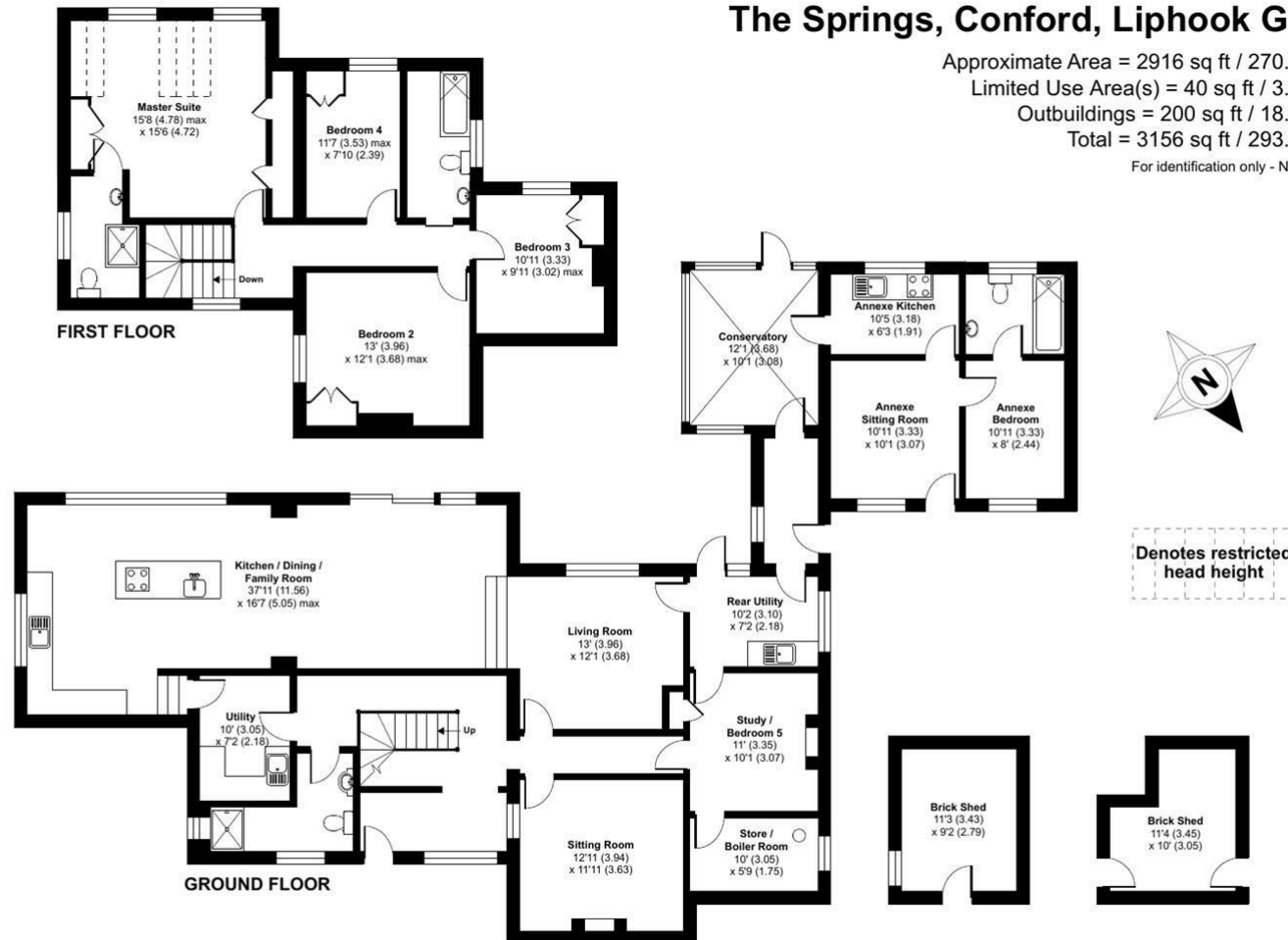
Approximate Area = 2916 sq ft / 270.8 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Outbuildings = 200 sq ft / 18.5 sq m

Total = 3156 sq ft / 293.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7chem 2022. Produced for Clarke Gammon. REF: 825870

## 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

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