



Tamarisk, Standford Hill, Standford, Hampshire
Price Guide £650,000 Freehold

CLARKE  GAMMON
1919

**TAMARISK STANDFORD HILL
STANDFORD HAMPSHIRE GU35 8QU**

Price Guide £650,000

Spacious lounge and dining room	4 Bedrooms
Hall and ground floor bathroom	2 Utility Areas
Panelled study/family room	Detached Garage
kitchen breakfast room	Parking for numerous cars
Extensive outbuildings including summerhouse	Private gardens extending to 1/3 acre



A deceptively spacious detached chalet house requiring certain modernisation and improvement, offering flexible accommodation and large private gardens

THE PROPERTY

Tamarisk is a detached house which has been the subject of enlargement and enhancement over the years to provide spacious family accommodation. The entrance hall gives access to a substantial lounge/dining room with patio doors leading to the sun decking and rear garden. There is a study/family room to the front of the property, behind which is the kitchen breakfast room and utility room. On the first floor there are 4 double bedrooms and a shower room



THE GROUNDS

The gardens are an undoubted feature and extend to a 1/3 acre. To the front of the property there is parking for numerous cars which leads to a detached garage attached to which is a range of outbuildings.

Adjoining the house is the sun terrace, beyond which is a large pond with the gardens being laid to lawn with a high degree of privacy and mature boundaries. To the foot of the garden there is another area which would ideally suit being a vegetable garden if so required. There is also a timber summerhouse.

SITUATION

Tamarisk sits in an established position in the unspoilt hamlet of Standford about one and a half miles from the local shop at Passfield, further facilities can be found in Liphook which is within three miles, including a range of local shops and stores, Sainsbury's supermarket, The Living Room Cinema and mainline railway station on the London Waterloo to Portsmouth line. There is an excellent range of both state and private schools in the area, including Churchers Junior School and the award winning Bohunt Academy, the surrounding countryside is renowned for its outstanding natural beauty, much of which is owned by the National Trust of lies within the South Downs National Park with an abundance of good walking and riding country.

Passfield stores 0.7 miles

A3 access at Bramshott 3 miles

The square, Liphook 2.7 miles

Liphook main line station 3.2 miles

Farnham (via A325) 10 miles

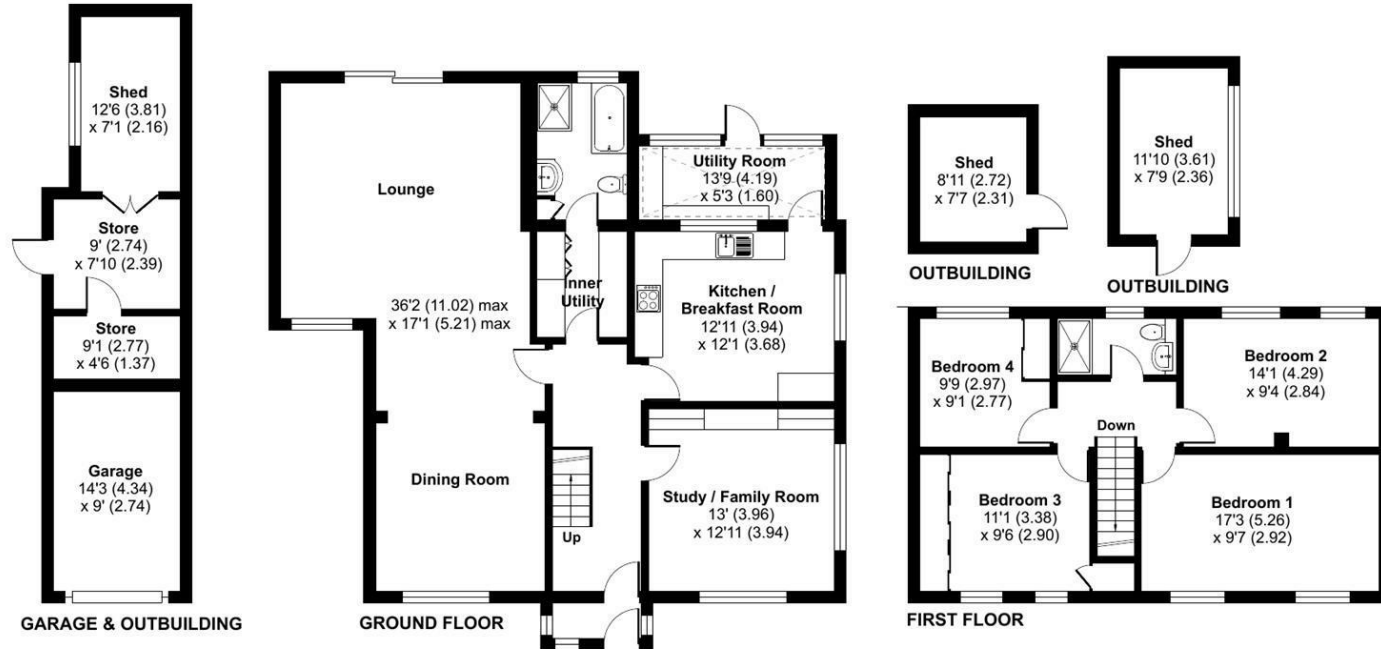
Guildford 19 miles

All distances approximate



Tamarisk, Standford Hill, Standford, Bordon, GU35

Approximate Area = 2007 sq ft / 186.4 sq m (includes garage)
 Outbuilding = 367 sq ft / 34 sq m
 Total = 2374 sq ft / 220.4 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). © nichecom 2023. Produced for Clarke Gammon. REF: 999680

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

29th January 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(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

DIRECTIONS From our office in the centre of Liphook, exit the village on the Headley Road (B3004) Continue for approximately 2.5 miles, then turn left into Standford hill where Tamarisk will be found in a short distance on the left-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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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