



**7 Pennels Close, Milland,  
Price Guide £750,000 Freehold**

7 PENNELS CLOSE  
MILLAND GU30 7NL

Price Guide £750,000

|                      |                                    |
|----------------------|------------------------------------|
| Three bedrooms       | Conservatory                       |
| En suite shower room | Family bathroom                    |
| Triple aspect lounge | Garage and outbuildings            |
| Separate dining room | Southerly facing gardens           |
| Modern kitchen       | Lovely views over adjoining meadow |



Set in a small cul-de-sac with  
meadow views and within  
walking distance of Milland  
village centre

#### THE PROPERTY

A well presented detached family home set in the much sought after village of Milland. The property sits in an enviable location and features a superb triple aspect living room with open fireplace, patio doors to the garden and a magnificent country view. In addition there is a separate dining room, conservatory and modern kitchen with an extensive range of worktops, cupboards and drawers. Upstairs the main bedroom has fitted wardrobes, views and a modern ensuite shower room. There is a bright and airy galleried landing with two further bedrooms and a family bathroom.



## THE GROUNDS

Outside the front garden is enclosed and screened by mature shrubs and trees with small area of lawn, stocked borders and side gate. To the rear there is extensive paved patios with level lawns, well stocked beds and borders and lovely views over the adjoining open fields. There is GARAGE with utility area to the rear, driveway parking to the front, timber shed and glazed and timber summer house.

## SITUATION

Milland is a highly regarded village just to the south of Liphook, set in the South Downs National Park. The village which has a strong community feel has a highly rated primary school, village shop and well regarded pub and has a number of community events throughout the year. Pennels Close is a small cul-de-sac within walking distance of the village and is made up of similar sized homes. The surrounding area offers a wealth of rural attractions and walking country, whilst the nearby towns of Petersfield and Haslemere provide comprehensive recreational, educational and shopping facilities. Nearby Liphook provides a mainline railway station, access to the A3 and a good range of amenities and shops including a Sainsbury's supermarket and Bohunt Secondary School and Sixth Form which has a superb reputation and benefits from an excellent OFSTED rating.

Village Centre - 0.2 mile

Liphook Railway Station and schools - 3.5 to 4 miles

Petersfield - 6.7 miles

Haslemere - 6.8 miles

M25 (Wisley Junction) - 28 miles

Portsmouth and Coast- 23 miles



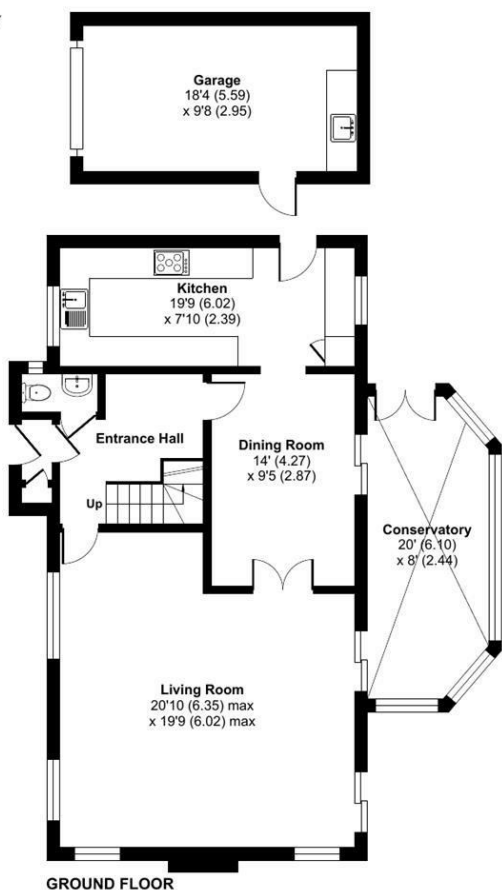
# Pennels Close, Milland, Liphook, GU30

Approximate Area = 1743 sq ft / 161.9 sq m (includes garage)

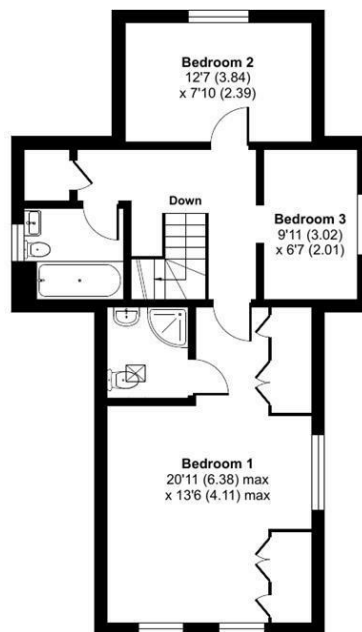
Outbuildings = 162 sq ft / 15 sq m

Total = 1905 sq ft / 176.9 sq m

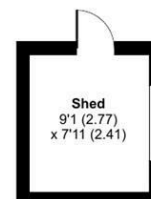
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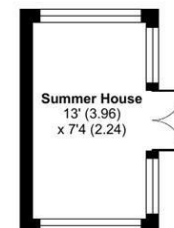
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1001870

## LOCAL AUTHORITY

Chichester District Council

## COUNCIL TAX

Band F

## SERVICES

Mains water & electricity, mains drainage.

LPG central heating

8th May 2024

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>76</b> |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## CG LIPHOOK OFFICE

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## DIRECTIONS

From Liphook proceed on the B2070 Portsmouth Road southbound, turning left shortly after Liphook Golf Club, into Milland Lane. Proceed down the hill into Milland Valley and upon reaching the village at the crossroads turn right and Pennels Close will be found on the left.

## 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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