



**Hazeldene, Longmoor Road, Greatham,  
Price Guide £575,000 Freehold**

CLARKE  GAMMON

HAZELDENE LONGMOOR ROAD  
GREATHAM GU33 6AH

Price Guide £575,000

Scope to improve  
0.24 acre plot  
Village location  
2/3 bedrooms  
Sitting room

Conservatory  
Bathroom  
Large gardens  
Space to extend (stpp)  
Chain Free Sale



**A rarely available detached bungalow with just under a quarter of an acre in village setting.**

#### THE PROPERTY

A detached bungalow situated in a convenient location and in need of updating but offering great potential and set on a large corner garden. The location blends a mixture of residential properties many of which adjoin open fields and paddocks. The property itself features a glazed entrance vestibule that opens to a spacious reception hall. The cosy living room has a fireplace with wood burner and views over the garden whilst the kitchen opens out to a breakfast/dining area which leads to a study/bedroom 3. There are two further bedrooms, the master being of a good size with double aspect outlook over the gardens and a range of fitted bedroom furniture. There is also a glazed sun room/conservatory that leads to the side terrace and garden. The accommodation is completed by a lobby off the kitchen leading to the garden and a modern fitted shower room.



## THE GROUNDS

The plot extends to just under a quarter of an acre with the gardens extending primarily to the sides and front offering various areas of lawn interspersed with well stocked borders, ornamental fish pond, timber shed and trellis to small orchard area with greenhouses, vegetable garden and various timber outbuildings. There is a paved sun terrace to one side of the property and a pathway that extends around the rear of the property.

## SITUATION

The village of Greatham has a primary school, public house and village hall and lies about two and a quarter miles from Liss, which offers more comprehensive facilities as well as a main line rail service on the London Waterloo to Portsmouth line; Even more amenities can be found in the nearby market towns of Petersfield and Alton whilst Liphook with its well regarded schools, cinema and train station is just a short drive away. The village itself is set in The South Downs National Park with the surrounding countryside offering fantastic walking and riding country. The nearby A3 provides good links to Portsmouth, the M27 and the coast to the south and Guildford, the M25 and London to the north.

Petersfield - 6.5 Miles

Liss - 2.25 Miles

Liphook - 4 Miles

Haslemere - 8.5 Miles

A3 Junction - 1.5 Miles

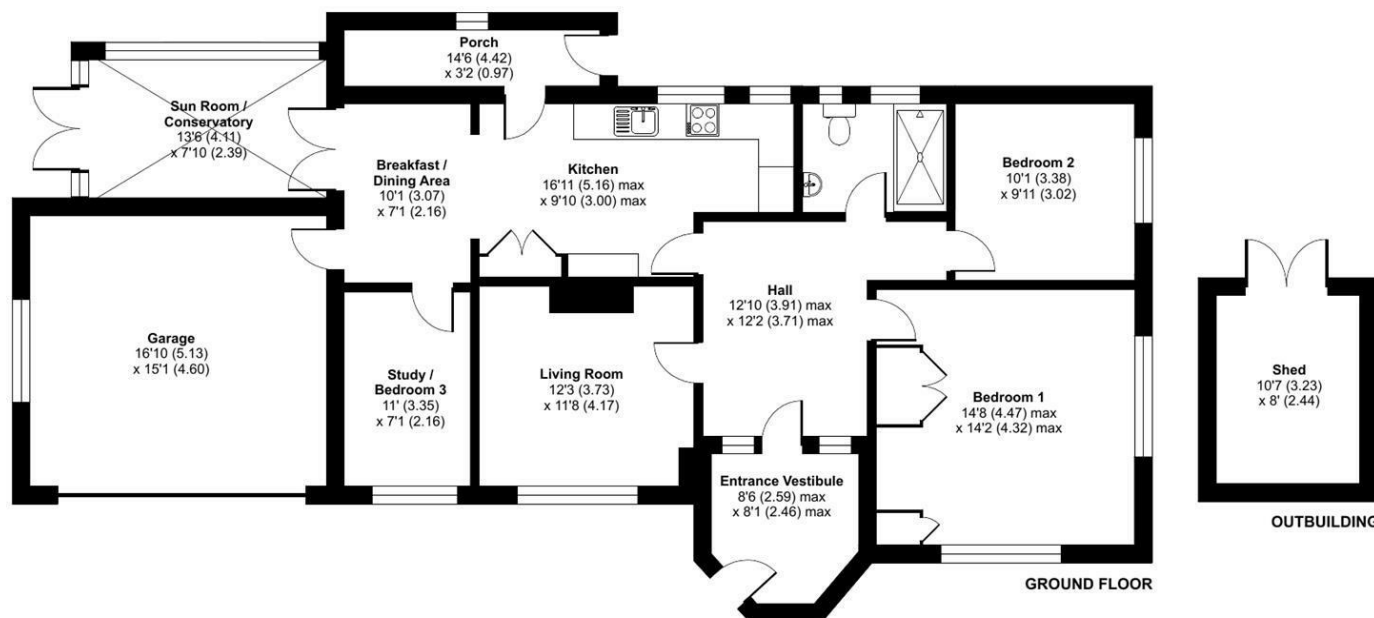
Guildford - 21 Miles

Portsmouth - 24 Miles

# Longmoor Road, Greatham, Liss, GU33

Approximate Area = 1245 sq ft / 115.6 sq m  
 Garage = 258 sq ft / 23.9 sq m  
 Outbuilding = 87 sq ft / 8 sq m  
 Total = 1590 sq ft / 147.7 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: 1023228

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band E

## SERVICES

All mains services  
 gas central heating

26th February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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 southbound on the A3 and at the Ham Barn roundabout take the 3rd exit signposted Greatham. Proceed into the village turning right into Longmoor Road where the property will be found on the right on the corner with Wolfmere Lane. (what3words ///media.tasks.madness)

## 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  
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