



**1 Arundel Close, Passfield, Liphook, Hampshire**  
**Price Guide £595,000 Freehold**



TANGLETREES 1 ARUNDEL CLOSE  
PASSFIELD, LIPHOOK HAMPSHIRE GU30 7RW

Price Guide £595,000

Great opportunity to enlarge current structure

Some modernisation required, but excellent value for money

Potential plot/additional dwelling (stpp)

Spacious ground floor annexe

Plot of 0.22 acre incorporating lovely gardens

Close to National Trust common land and extensive walks

Full Fibre 150 Mbs Broadband

3 miles from central Liphook incl mainline station



Set on a plot of close to a quarter of an acre, a detached home with self-contained annexe/office, offering potential for enlargement and improvement.

#### THE PROPERTY

Situated in the popular semi-rural environment of Passfield, a rare opportunity to purchase a detached home which offer a self-contained annexe/office and is situated on a generous quarter acre plot. Whilst the property has been well maintained, it is now ready for modernisation and updating. The main house offers a spacious living room with a bright and sunny dining room, fitted kitchen with utility lobby and a downstairs cloakroom. To the first floor there are three good sized bedrooms, further separate cloakroom, and family bathroom. A covered link leads to the self-contained annexe/office which offers great flexibility for a number of uses and comprises two main areas and a cloakroom.





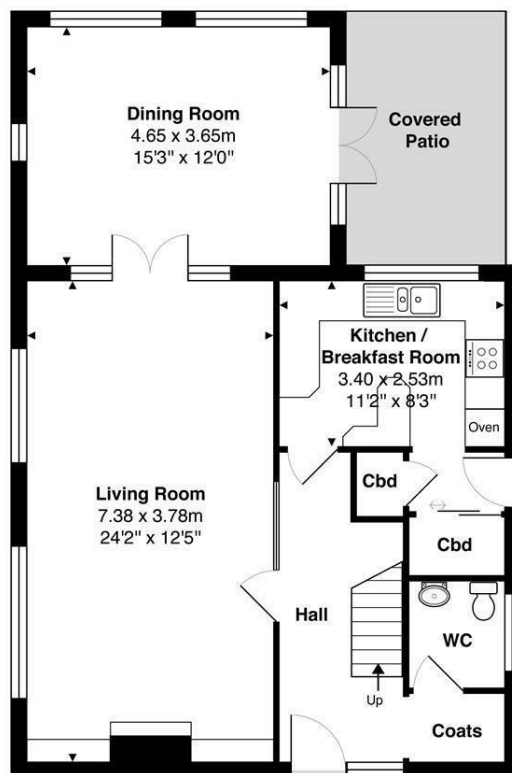
## THE GROUNDS

The plot extends to just under a quarter of an acre. The front offers driveway parking and access to the property. Lawns extend to the front, side and rear, providing a good level area of garden enclosed by well tended hedging providing a good side and rear, providing a good level area of garden enclosed by well tended hedging providing a good degree of privacy. There is a covered patio, well stocked borders, a timber shed with light and power.

## SITUATION

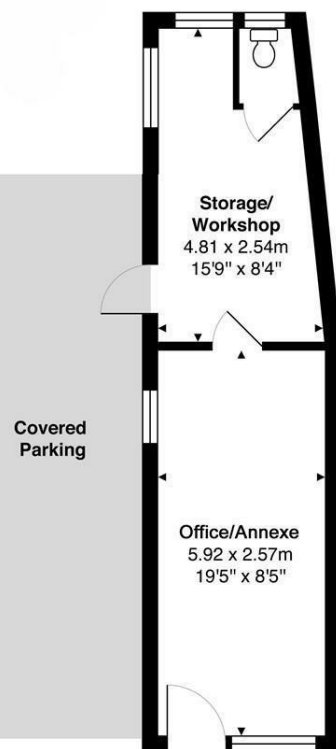
Passfield is a lovely rural hamlet with an historic common and village shop which provides for day to day essentials and is within a short distance of the property. The whole area is surrounded by beautiful countryside, much of which is owned by The National Trust and provides a lovely network of footpaths and bridleways. Liphook village centre is just under 2.5 miles away, where there is a mainline station on the London Waterloo line, Sainsbury's supermarket and well-regarded schools including the Bohunt Academy. There are plenty of local sports facilities nearby, including two golf courses as well as health spas and numerous pubs and restaurants. The A3 can be accessed at Bramshott and provides good links to Guildford, London, and the M25 to the North, Portsmouth, the coast, and the FM27 to the south

Liphook 2.5 miles  
 Liphook Mainline Station 2.8 miles  
 Haslemere - 6 miles  
 Farnham - 10 miles  
 Petersfield - 11 miles  
 Guildford - 19 miles  
 Portsmouth - 30 miles Gatwick - 47 miles  
 London Waterloo - 64 minutes

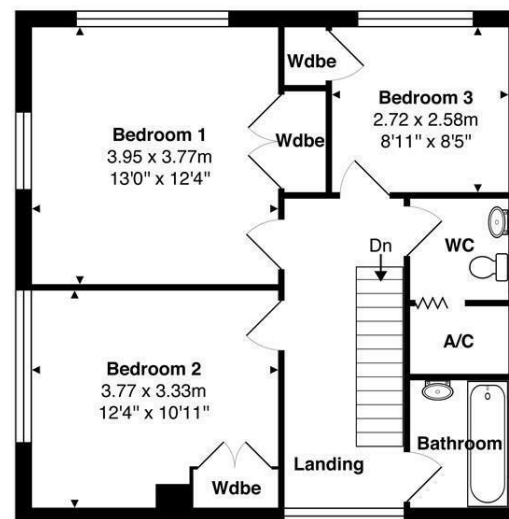


**Ground Floor**  
Gross Internal Area 72.5 m<sup>2</sup> ... 780 ft<sup>2</sup>

Total Approx. Gross Internal Area 126.5 m<sup>2</sup> ... 1362 ft<sup>2</sup> - Excluding Outbuilding and Covered Areas  
All measurements are approximate and for display purposes only. Not to scale.



**Outbuilding**  
Gross Internal Area 26.5 Sq.M....285 Sq.Ft.



**1st Floor**  
Gross Internal Area 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, private drainage  
gas central heating

26th April 2025

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>		76
(55-68) <b>D</b>	60	
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

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## DIRECTIONS

From Liphook take the B3004 Headley Road to Passfield Common. Turn left opposite the village store and then left again onto Lynchborough Road. The property is a short way along 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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T: 01483 880 900

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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