

Falcon House, Canes Lane, Lindford, Hampshire Asking Price £409,950 Freehold



# PLOT 2 FALCON HOUSE CANES LANE LINDFORD HAMPSHIRE GU35 ORP

# Asking Price £409,950

Brand new development of just 2 houses

Main bedroom with en-suite

shower

Three double bedrooms

Large downstairs cloakroom

and upstairs family

bathroom

Kitchen/breakfast with fitted appliances

Flooring included

Twin aspect living room

An exclusive micro development of just 2 quality brand new homes situated in a secluded position within Lindford village.

## THE PROPERTY

Both houses offer a smart appearance with appealing design features and are in an established location. They are energy efficient, and will have larger than usual gardens for new houses of this type. Parking will be provided on the driveway. The three bedroom accommodation has wooden effect flooring throughout the majority of the property with the exception being Carpet fitted on the stairs. The kitchen has a range of fitted appliances. There is a great amount of useable surface space, wall and under counter units. The kitchen has been configured to allow a space for a small table to be in situ. The living room enjoys a twin aspect. There are double doors which leap out to the garden and a pair of rear facing windows. Elsewhere on the ground floor there is a utility room with space for appliances and a door to the outside, a large cloakroom/store and hallway cupboards. The first floor offers three double bedrooms, which all represent a good size. The main bedroom has an en-suite shower room, whilst the remaining double bedrooms benefit from the family bathroom.

## **THE GROUNDS**

These superb homes come with landscaped gardens, paved patios, and pathways. The gardens will be enclosed by tall panel fencing. There is also external lighting and water tap and EV charge points. A driveway from Canes Lane will lead to both properties, with parking being available for both houses

### **SITUATION**

Lindford has a great village shop, which incorporates a post office counter. There is also a well regarded Gastro pub, with a welcoming atmosphere and great beer garden. The Bordon enclosure, and miles of further countryside is on your doorstep, as well as excellent transport links via the A3 to London and Portsmouth. Liphook is under a 10 - minute drive away which provides the local station offering services to London Waterloo. Well regarded schools and nurseries are also located close by.

We would like to inform potential buyers that the internal photography we have used has been edited and altered. In the case of the exterior photography, this has partially been projected from plans and drawings. The finished property will be similar to our illustrations, but not identical

Lipnook - 4 miles

Farnham - 8 miles

Guildford - 18 miles

Heathrow Airport - 38 miles

Central London - 48 miles

LOCAL AUTHORITY

EHDC

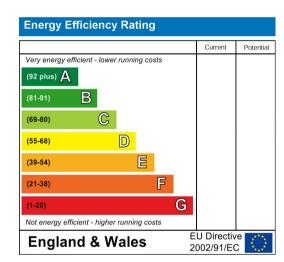
**COUNCIL TAX** 

TBC

SERVICES

TBC

## 11th August 2025



#### **CG LIPHOOK OFFICE**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED T: 01428 728900 E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

#### **DIRECTIONS**

From our office in Liphook, head North out of the village on the B3004, Headley Road. Follow this road all the way until reaching the first roundabout after entering Lindford. Turn left and then immediately right onto Taylors Lane, cross chase Road and head down Canes Lane. Our brand-new properties will be found 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.

