



**Canes Lane, Lindford,
Hampshire GU35 0RP Freehold.**

CLARKE  GAMMON

PLOT 1 EAGLE HOUSE CANES LANE LINDFORD HAMPSHIRE GU35 0RP

AVAILABLE NOW

Three double bedrooms

Kitchen/breakfast with fitted
appliances

Twin aspect living room

LAST REMAINING PLOT

En-suite, family bathroom
and downstairs cloakroom

Flooring included
throughout

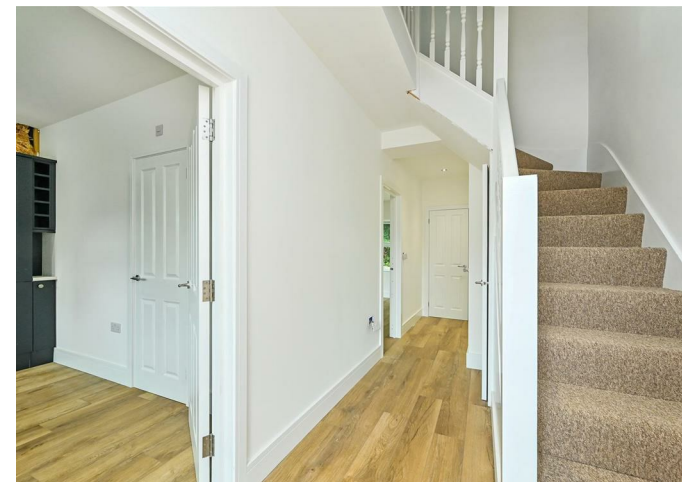
Landscaped gardens and
driveway parking



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

THE PROPERTY

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 with a very pleasant tree lined outlook. There are double doors which lead 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

This superb home comes with a secluded enclosed garden to be laid with turf, paved modern stone patio, and pathway. There is also external lighting and EV charge points. A driveway from Canes Lane leads to Eagle house and the adjoining Falcon House.

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.

Liphook - 4 miles

Farnham - 8 miles

Guildford - 18 miles

Heathrow Airport - 38 miles

Central London - 48 miles

Approximate Gross Internal Area = 1083 sq ft



Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Bernards have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY

EHDC


COUNCIL TAX

TBC

SERVICES

Mains water, electricity,

11th January 2025

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

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
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

