

**Sunningdale**

38 Liphook Road, Lindford, Hampshire GU35 0PP



**Peter Leete  
and Partners**

ESTATE + AGENTS

# Sunningdale, 38 Liphook Road, Lindford, Hampshire GU35 0PP

Price Guide £450,000 Freehold



- EPC Rating – D
- VIEWINGS: Strictly by appointment with the Agent.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

**SITUATION** The property is conveniently positioned close to the historic Lindford Mill only 6 miles from the Surrey border. Close by are the villages of Headley and Liphook the latter offering a railway station some 5 miles distant with a frequent train service to both London Waterloo and the South Coast at Portsmouth. Buses passing through the village serve Liphook, Haslemere, Farnham and Aldershot. Local shopping facilities are catered for in the village centre with a Spar convenience store with sub post office together with a small parade of shops with adjacent well regarded Public House. Larger villages such as Grayshott and Liphook offer more comprehensive shopping with a "Sainsburys" super market at Liphook. Adjacent the cricket ground and sports pavilion in Lindford is Broxhead Common affording access to acres of dry heathland and forming a local Nature Reserve ideal for dog walking. In fact the Common forms part of the Shipwrights Way a pathway for walking, cycling and horse riding which runs from Alice Holt Forest in the north all the way to Portsmouth Harbour in the south approximately 50 miles in distance. The A3 London to Portsmouth road is easily accessible from Liphook, with access through the Hindhead Tunnel providing dual carriageway through to the M25 at Junction 10. The main London airports of Gatwick and Heathrow are 51 miles and 42 miles respectively. Likewise the A3 provides access south to The South Downs National Park and Portsmouth on the south coast.

**DESCRIPTION** A detached 2 bedroom bungalow offered in good order throughout with a single garage and off road parking. In total the floor area excluding garaging is approx. 850 sq ft. Entrance Hall: with fitted cloaks cupboard, access to loft and wooden flooring with doors to: Living Room 14'7 x 10'8' plus bay window to front aspect with archway to Dining Room: 11'4 x 10' with sliding patio doors to rear patio and gardens. Bedroom 1: 15' x 10'8 plus bay window to front aspect. Bedroom 2: 11'4 x 9'8 with rear aspect and fitted wardrobes. Family Bathroom: fitted with a white suite of low level w.c., washbasin and panelled bath with separate shower over and window to rear aspect. Kitchen: 11'4 x 10' fitted with a range of white fronted wall and base units the latter with a formica worksurface. Fitted base oven with gas hob over inset to worksurface with extractor hood above, plumbing and space for washing machine and recess area for upright fridge freezer. Wall hung Worcester gas fired boiler and 1 1/2 bowl stainless steel sink unit with single drainer. Additional door to gardens.

The property is approached via a tarmacadam driveway with off road parking for 1 vehicle and single garage. The rear gardens are preceded with a paved patio and mainly laid to a level lawn with enclosed wood panelled fencing and mature hedging. The rear west facing garden measuring approx. 62 feet x 50 feet and provides a high degree of privacy.

**LOCAL AUTHORITY:** East Hampshire District Council.

**SERVICES:** All main services



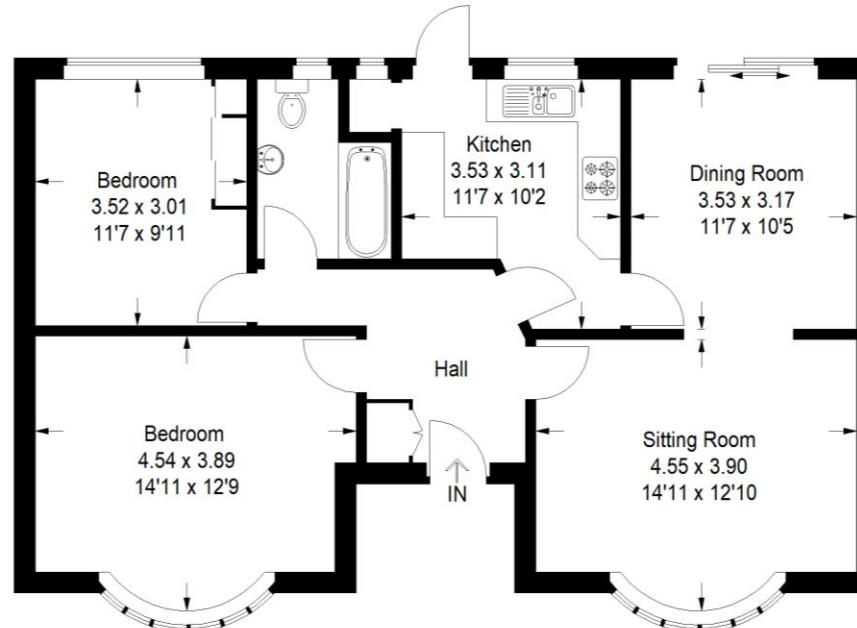


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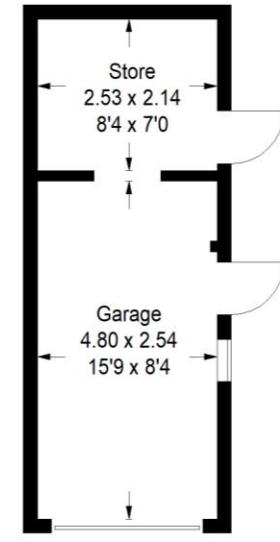


## 38 Liphook Road, Lindford

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft  
Outbuilding = 18.1 sq m / 195 sq ft  
Total = 97.7 sq m / 1052 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)  
Outbuilding

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