



**Tangletrees, 1 Arundel Close, Passfield, Liphook, Hampshire**  
**Price Guide £650,000 Freehold**

CLARKE  GAMMON

**TANGLETREES 1 ARUNDEL CLOSE  
PASSFIELD, LIPHOOK HAMPSHIRE GU30 7RW**

**Price Guide £650,000**

Spacious ground floor  
annexe

Scope to extend and  
improve

Full Fibre 150 Mbs  
Broadband

Corner plot extending to 1/4  
acre

Close to National Trust  
common land and extensive  
walks

3 miles from Liphook  
mainline station



**Set on a generous corner plot, a  
detached home with self-  
contained annexe/office**

#### **THE PROPERTY**

Situated in the popular semi-rural environment of Passfield, a rare opportunity to purchase a detached family home which offers a large self-contained annexe/office suite and is situated on a generous quarter acre plot. Whilst the property has been well maintained and looked after, it is now ready for modernisation and updating although it does currently benefit from double glazing. 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.



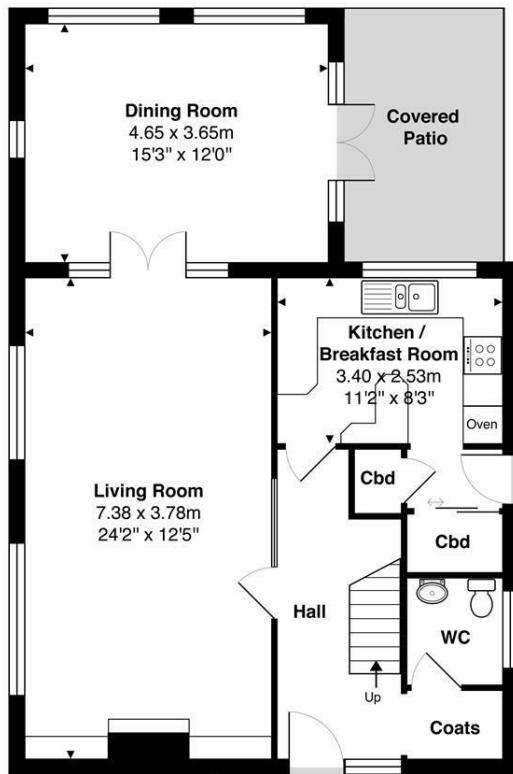
## THE GROUNDS

The property sits on a plot extending to just over a quarter of an acre to the front offering 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 degree of privacy. There is a covered patio, well stocked borders, a timber shed with light and power. Between the house and the annexe there is a large covered area linking the front to the rear

## 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

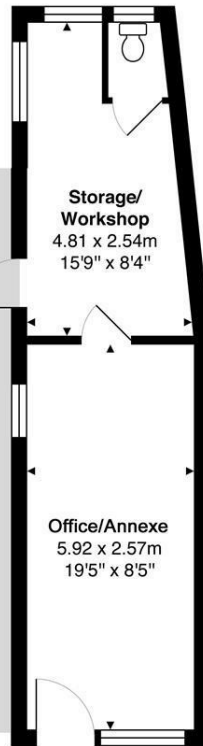
Liphook 2.5 miles  
Liphook Mainline Station 2.8 miles  
Haslemere - 6 miles  
Farnham - 10 miles  
Petersfield - 11 miles  
Guildford - 19 miles  
Portsmouth - 30 miles  
Gatwick - 47 miles  
London Waterloo - 64 minutes



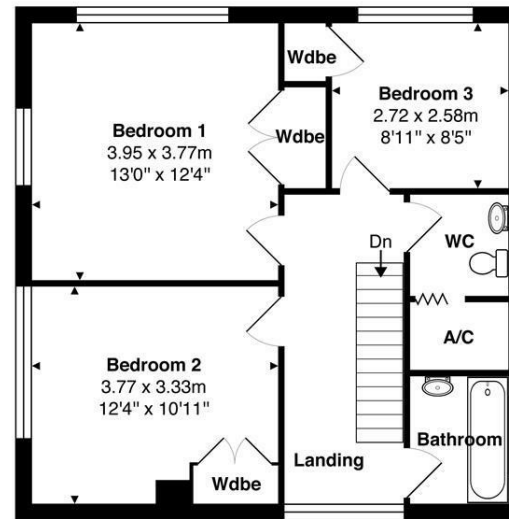
**Ground Floor**  
Gross Internal Area 72.5 m<sup>2</sup> ... 780 ft<sup>2</sup>



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**  
East Hampshire District Council

**COUNCIL TAX**  
Band E

**SERVICES**  
Mains water, electricity, mains drainage  
gas central heating

30th April 2024

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>			
(55-68) <b>D</b>		60	76
(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  
T: 01428 728900  
E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)  
[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**

From Liphook take the B3004 Headley Road to Passfield Common. Turn left almost opposite the village store and then turn left again into Lynchborough Road. The property will be found after a very short distance on the left.

**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 T: 01483 223101

