



White Cottage, Passfield Common, Liphook, Hampshire
Price Guide £775,000

CLARKE  GAMMON
1919

PASSFIELD COMMON LIPHOOK HAMPSHIRE GU30 7RJ

Price Guide £775,000 Freehold

An intriguing period double fronted cottage tucked away on the edge of Passfield common (National Trust Wood) with impressive large and private gardens, extending to 1/3rd of an acre.

White Cottage is a detached cottage of quality and has been well maintained in recent years and offers a degree of flexibility on the accommodation. The original front door leads directly into the sitting room; however, an entrance porch has been built on the side of the property which gives access to the spacious hall with hardwood herringbone flooring. The sitting room is an undoubted feature with its' exposed beams and inglenook fireplace. The dining room is also a feature with its vaulted ceiling and matching floor. The kitchen breakfast room is of good size and leads through to the family room which has a utility area and could easily be adapted into a bedsit with a separate entrance from outside. There is an attractive staircase which leads to the spacious 1st floor landing. The master bedroom suite is of good size with fitted wardrobes and an en-suite bathroom. There are 2 other further bedrooms and a 2nd bathroom.

The property is approached through National Trust land with a 5-bar gate giving access to excellent car parking, the cottage and detached double garage with adjoining workshop and excellent roof void. Gardens are found predominantly to the rear and are of excellent size, extending to over a 1/3rd of an acre laid predominantly to lawn, with mature shrubs and colourful flower beds. Adjoining the cottage there is a large crazy paved sun terrace. The whole enjoys a high degree of privacy and adjoins open land to the rear.

- Double fronted period cottage
- Attractive vaulted and beamed accommodation
- Beamed sitting room with inglenook fireplace
- Vaulted dining room
- Large family room with utility area
- Kitchen/breakfast room
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Large garage with workshop & spacious roof void
- Parking for numerous cars
- Beautiful, large and private gardens

CG LIPHOOK

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Local Authority: East Hampshire District Council Tax Band G
Services: All mains services









SITUATION

The cottage occupies an established and desirable location on the edge of Passfield common which is National Trust Wood. The hamlet of Passfield has been involved in a close community since Saxon times. The hamlet is surrounded by beautiful countryside where walking, cycling and riding can be enjoyed. There are additional commons nearby named Ludshott and Bramshott.

Liphook is approximately 2 miles away and provided amenities for day to day living including local shops, doctor and dental surgeries, cafes and public houses, pharmacies and Sainsburys. There are excellent leisure facilities nearby including Old Thorns and Hindhead

golf clubs, Old Thorns and Champneys spas, tennis club, and sailing at Frensham. The south coast is just half an hour's drive away, as is Cowdray Park polo, and the horse and motor racing at Goodwood. The nearby A3 provides easy access to London, the M25 and motorways network, and Gatwick and London Heathrow Airports. Liphook mainline station offers a frequent service into London Waterloo in just over the hour. There is an excellent choice of local state and private schools including Liphook infant and junior schools, the Ofsted rated excellent Bohunt Academy, Highfield and Bookham nursery. Pre- prep and prep schools, Churcher's College, St Edmunds and The Royal School.




DIRECTIONS

From our office in the centre of Liphook, leave the village on the Hadley Road (3004) continue for just over 1 mile and having passed Passfield Common look to turn right signposted White Cottage.

7th June 2024

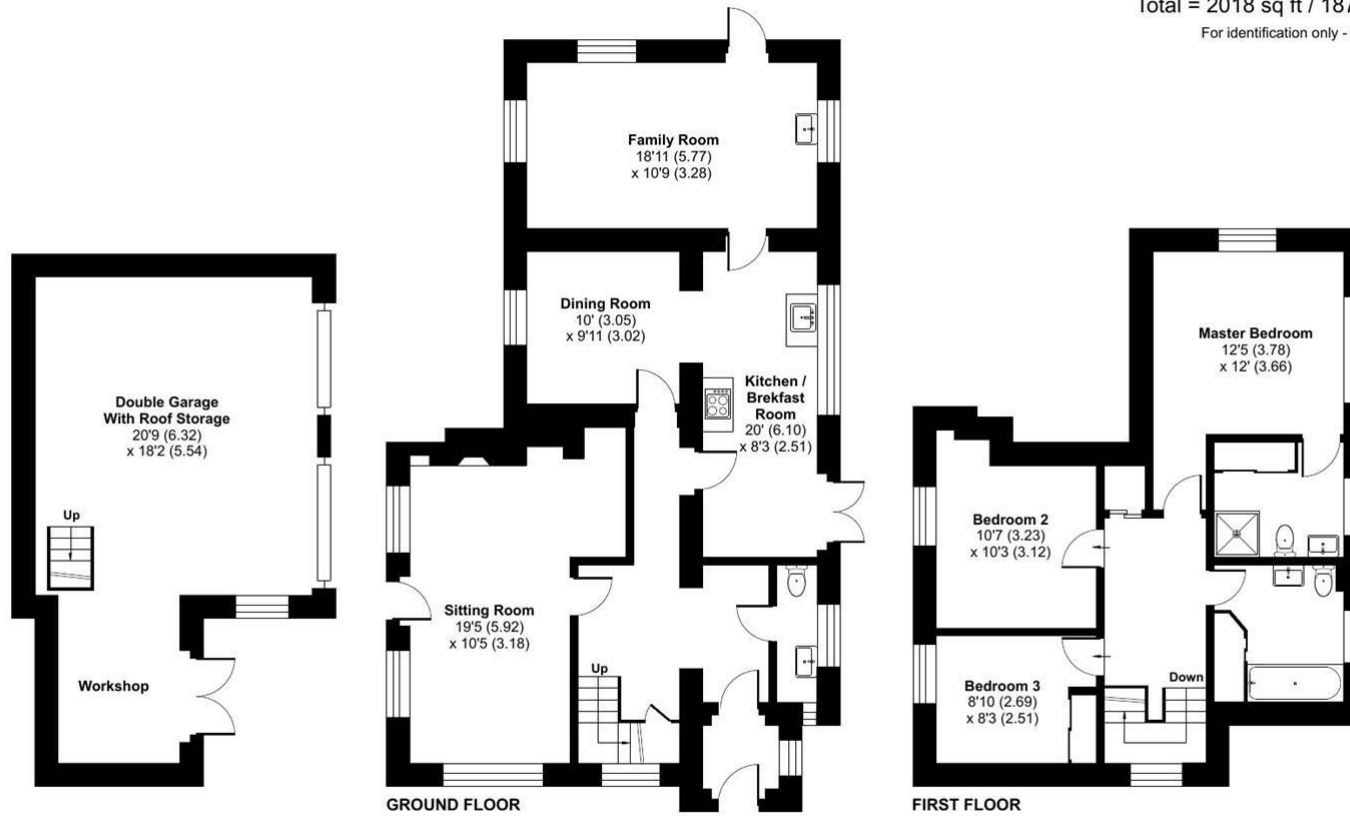
- Liphook - 2 miles
- Liphook mainline station - 3.1 miles
- Haslemere - 6.8 miles
- Petersfield 11.9 miles
- Guildford - 18.9 miles
- Goodwood - 20.2 miles
- Gatwick Airport - 49.6 miles
- London Heathrow Airport 44.2 miles
- South Coast - 28.7 miles

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

Passfield Common, Passfield, Liphook, GU30

Approximate Area = 1545 sq ft / 143.5 sq m
Garage = 473 sq ft / 43.9 sq m
Total = 2018 sq ft / 187.5 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to @ncheom2024 by a third party. Produced for Clarke Gammon. REF: 1140486

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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