



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

CLARKE  GAMMON
1919

PLOT 2 FALCON HOUSE CANES LANE
LINDFORD HAMPSHIRE GU35 0RP

Asking Price £409,950

Brand new development of
just 2 houses

Three double bedrooms

Kitchen/breakfast with fitted
appliances

Twin aspect living room

Main bedroom with en-suite
shower

Large downstairs cloakroom
and upstairs family
bathroom

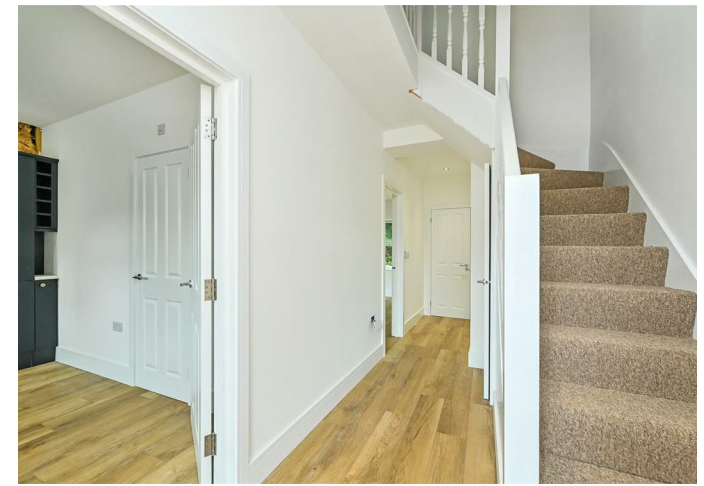
Flooring included
throughout



**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

Liphook - 4 miles

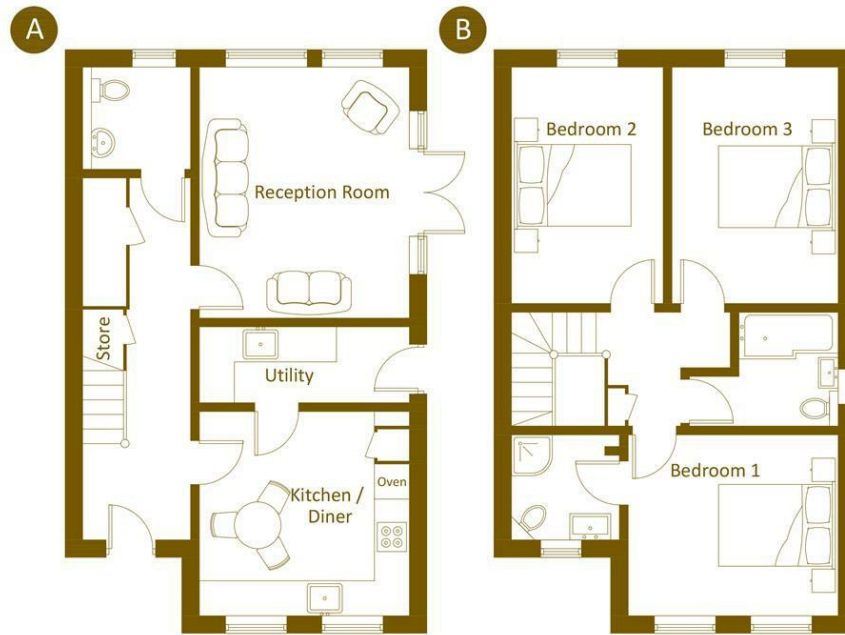
Farnham - 8 miles

Guildford - 18 miles

Heathrow Airport - 38 miles

Central London - 48 miles

Approximate Gross Internal Area = 1083 sq ft



A. GROUND FLOOR

Reception Room	4.32m x 3.58m (14'2x 11'9)
Kitchen / Diner	3.58m x 3.48m (11'9 x 11'5)
Utility	3.58m x 1.32m (11'9 x 4'4)
WC	1.85m x 1.73m (6'1x 5'8)

B. FIRST FLOOR

Bedroom 1	3.58m x 3.15m (11'9 x 10'4)
Bedroom 2	4.04m x 2.64m (13'3 x 8'8)
Bedroom 3	4.04m x 2.84m (13'3 x 9'4)
Bathroom	2.57m x 1.96m (8'5 x 6'5)
En-suite	1.90m x 1.75m (6'3 x 5'9)

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

TBC

5th October 2024

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

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.

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

