



Lynchborough Road, Passfield,  
Hampshire GU30 7SA.

CLARKE  GAMMON

# Thornhill Fields

LYNCHBOROUGH ROAD LIPHOOK HAMPSHIRE GU30 7SA

## Freehold

**\*VIEWINGS AVAILABLE FROM THIS WEEKEND\***

An Elegant Edwardian Country House in Mature Grounds of 3 Acres.

Set in a semi-rural location, this substantial detached Edwardian home offers 4,400 sq ft of elegant and well-proportioned accommodation. With its wisteria-clad elevations and traditional tiled roof the property sits beautifully within 3 acres of mature gardens and grounds.

This substantial Edwardian residence now presents a rare opportunity for those looking to restore and enhance a period home of real character. While requiring a programme of updating and sympathetic restoration, the property offers immense potential and a flexible layout, including five reception rooms on the ground floor—perfect for family living, entertaining, or multi-generational use. There is also scope to create a self-contained annexe, ideal for guests or extended family.

The house is approached via a gravel driveway, providing generous parking and leading to a double garage with electric doors. Additional outbuildings include a workshop (which houses the oil-fired boiler for the annexe), a store room, and a stable block. A secluded, gated area contains the swimming pool, surrounded by Yorkstone paving and lawn—ideal for summer relaxation.

The expansive gardens feature sweeping lawns, mature trees, rhododendrons, and a variety of herbaceous and flowering borders. Beyond the formal garden lies a tennis court, now requiring refurbishment, a paddock, and a schooling area, making the property suitable for equestrian use or outdoor recreation.

- **Requiring restoration-a grand country home**
- **Annexe/home working space over garaging**
- **From the Edwardian era, circa 1908**
- **Equine facilities**
- **4400 sq ft of accommodation**
- **3 acres of gardens and grounds**
- **Many original features strewn through the building**
- **Outdoor swimming pool**

### CG LIPHOOK

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**Local Authority:** EHDC Tax Band G

**Services:** Mains Electricity, Water. Oil fired heating.









## SITUATION

Enjoying a peaceful southerly outlook, the property is located just a quarter of a mile from the village shop in Passfield and around 2.5 miles from Liphook, which offers a range of amenities and a mainline station with fast services to London Waterloo and Portsmouth. The surrounding countryside—much of it owned by the National Trust—provides endless opportunities for walking and riding. A wide choice of highly regarded state and independent schools are also within easy reach. The market town of Haslemere, just 6 miles away, offers a broader range of shopping and leisure facilities.



DIRECTIONS

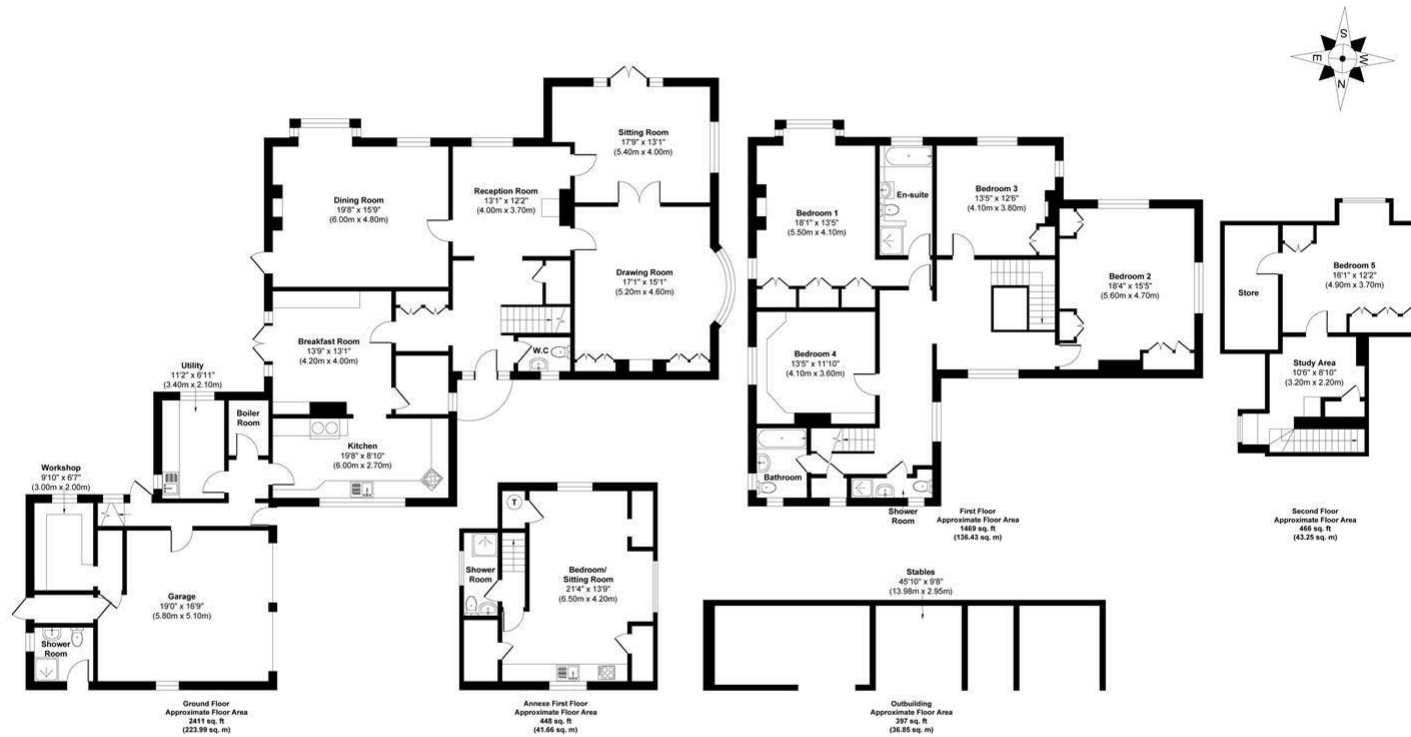
From Liphook take the B3004 Headley Road to Passfield Common. Turn left opposite the village store and then left again onto Lynchborough Road. The property is towards the end of the road on the left hand side.

- Passfield Stores 0.25 miles
- A3 access at Bramshott 2.3 miles
- The Square, Liphook 2.5 miles
- Liphook main line station 2.9 miles
- Farnham (via A325) 11 miles
- Guildford 19 miles

30th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	28	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Lynchborough Road**  
**Approx. Gross Internal Floor Area**  
**5191 sq. ft / 482.18 sq. m**



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show  
**Produced by Home Focus Studio LTD**

**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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