



Lhiannon Thie, Midhurst Road, Petersfield, Hampshire
Price Guide £1,295,000

Lhiannon Thie

MIDHURST ROAD PETERSFIELD HAMPSHIRE GU31 5AT

Price Guide £1,295,000 Freehold

An established and well-maintained detached bungalow occupying an established and tucked away location with land and grounds adjoining open fields with planning permission to be replaced with a 5-bedroom detached house.

Lhiannon Thie is a detached bungalow with undoubted potential to complement the wonderful setting and surroundings. It is situated central in its' grounds of 1.8 acres with a detached double garage and range of outbuildings in a courtyard including 2 barns and stabling. There is excellent parking for multiple cars.

The approach is impressive by a private road and the whole area is private and individual. The bungalow currently offers entrance hall off which is the sitting room with open fireplace and view over the gardens. The kitchen connects to the large conservatory, the master bedroom also has views over the garden and an en-suite shower. There are 2 further bedrooms and a bathroom.

Planning permission has been approved to replace the current property with a 5-bedroom detached house. Ref with EDHC: SDNP/21/05746/FUL

- Tucked away location
- Open gardens adjoining fields
- Established bungalow
- Detached double garage with studio over
- Courtyard with barn, stabling & tack room
- Space for multiple parking
- Planning permission to replace the current property Ref: SDNP/21/05746/FUL
- Sunny South facing rear gardens
- Grounds and gardens of 1.8 acres
- Wonderful rural surroundings

CG LIPHOOK

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: EHDC Tax Band F

Services: Mains electricity, Oil central heating & Septic tank drainage









SITUATION

The property occupies a rural setting and has a rural outlook over the surrounding South Downs countryside. Rogate is 3 miles away with its village shop, school, and church, all of which is set within the South Downs national park. The market town of Petersfield which is close by provides a comprehensive range of shops, and amenities including Waitrose and a good choice of bars, coffee shops and restaurants.

There is a mainline station offering a direct service into London Waterloo with an average journey time of 1hr 24mins. There is a good selection of recreational facilities including the Tarot leisure centre, the Lido and boating lake. The A3 links to Portsmouth, Guildford, M25

and motorway network and central London

There is a wide choice of schools in and around the town both state and private including the Petersfield school Bedales, and Churcher's college. The town is surrounded by miles of beautiful countryside including The Queen Elizabeth Country Park at Butser Hill. Sailing can be enjoyed at Chichester harbour and popular horse and racing events at Goodwood racecourse including the Glorious Goodwood horse racing festival, festival of speed and Revival which are less than 20 miles away. There are several golf clubs nearby including Petersfield and Old Thorns in Liphook




DIRECTIONS

From Liphook, proceed South on the A3 signposted Petersfield and pass through the villages of Rake and Hillbrow. On the outskirts of Petersfield look to turn left before you get to Sheet signposted Rogate and after a short distance on the right-hand side look for the private road access to Lhiannon Thie.

24th June 2024 MPS/dr

Petersfield railway station 2.3 miles
Nearest A3 junction 2 miles
Haslemere 11 miles
Liphook 7 miles
Guildford 25 miles
South Coast 15 miles

All distances are approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Midhurst Road, GU31

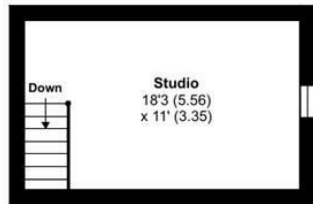
Approximate Area = 1189 sq ft / 110.5 sq m

Garage = 555 sq ft / 51.5 sq m

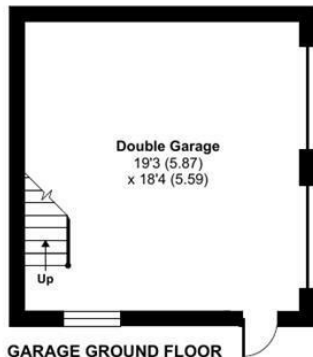
Outbuildings = 1807 sq ft / 167.9 sq m

Total = 3551 sq ft / 329.9 sq m

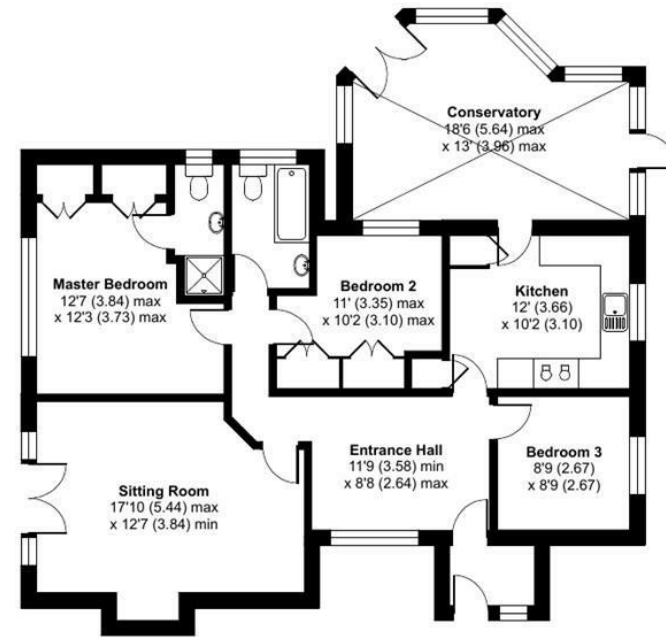
For identification only - Not to scale



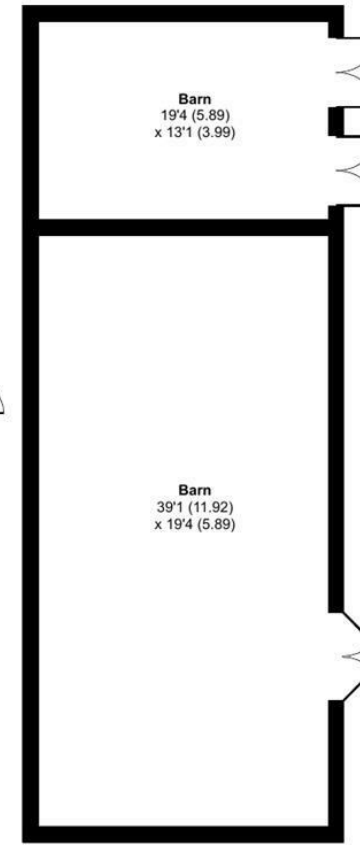
GARAGE FIRST FLOOR



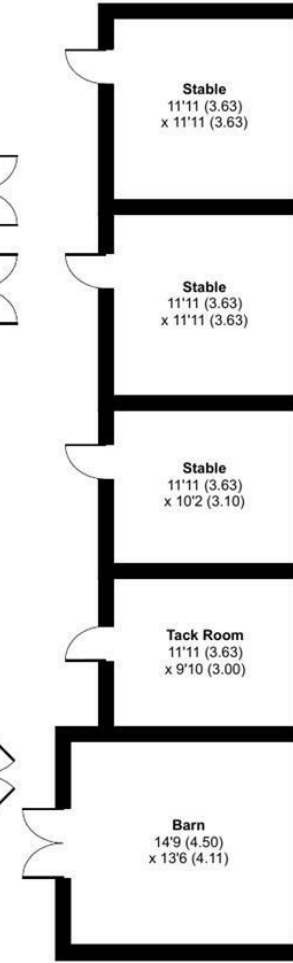
GARAGE GROUND FLOOR



GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 994049

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

