



**Whitehill Road, Standford,
Hampshire, GU35 8QT. Freehold.**

CLARKE  GAMMON

WOODLANDS, WHITEHILL ROAD,
STANDFORD, HAMPSHIRE GU35 8QT

OIEO £550,000

Detached bungalow, ready
for new ownership

Garage with adjoining
workshop

South-facing rear garden

Scope to extend (subject to
planning permission)

Idyllic rural setting, yet under
10 minutes drive to Liphook

Generous driveway with
plenty of off-road parking

Three well-proportioned
bedrooms



**Outstanding value, and with an
incumbent vendor settled on a
chain free onward purchase.**

THE PROPERTY

Set within the charming rural hamlet of Standford, this attractive detached bungalow offers a wonderful opportunity to create a bespoke home, with potential for extension subject to the necessary planning consents.

The accommodation is well laid out and includes a welcoming sitting room with a feature fireplace, a bright conservatory, and a spacious open-plan kitchen/dining area—ideal for modern living. A separate utility room provides additional practicality, with direct access to the garden. The property further benefits from three bedrooms and a well-appointed shower room.



THE GROUNDS

To the front, the property is screened by mature hedging and features a driveway providing ample off-road parking, leading to a garage with an attached workshop—perfect for storage or hobbies.

The south-facing rear garden is predominantly laid to lawn and enjoys a sunny aspect, complemented by a patio area and a covered pergola, ideal for outdoor entertaining and al fresco dining.

SITUATION

Liphook is around 3 miles away and includes a range of shops and stores, Sainsbury's supermarket, The Living Room Cinema and mainline railway station on the London Waterloo to Portsmouth line. There is an excellent range of both state and private schools in the area, including Churchers Junior School and the award winning Bohunt Academy, the surrounding countryside is renowned for its outstanding natural beauty, much of which is owned by the National Trust of lies within the South Downs National Park with an abundance of good walking and riding country.

Passfield Stores 0.7 miles

A3 access at Bramshott 3 miles

The Square, Liphook 2.7 miles

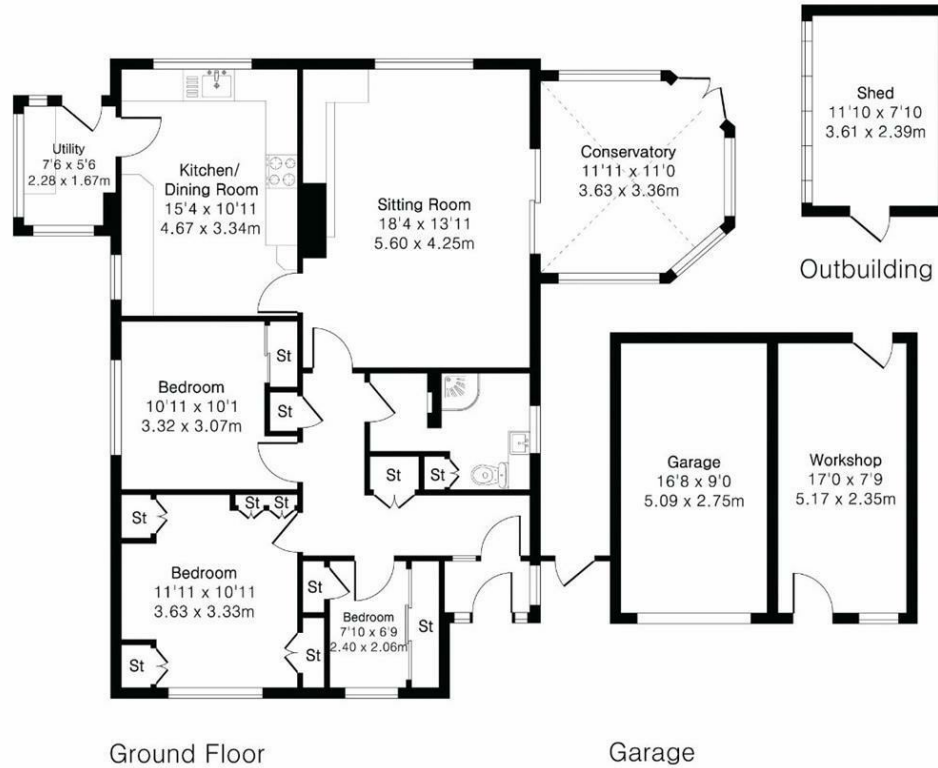
Liphook main line station 3.2 miles

Farnham (via A325) 10 miles

Guildford 19 miles

**Approximate Gross Internal Area 1120 sq ft - 104 sq m
(Excluding Garage & Outbuilding)**

Garage Area 151 sq ft – 14 sq m
Outbuilding Area 222 sq ft – 21 sq m



LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

1st April 2026

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

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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LIPHOOK OFFICE
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