



**Standford Hill, Standford,  
Hampshire GU35 8QU.**

CLARKE  GAMMON

## BEAULIEU HOUSE, STANDFORD HILL, STANDFORD, HAMPSHIRE GU35 8QU.

- Substantial detached residence with self-contained annexe
- Approximately 2,000 sq ft of living accommodation
- Six bedrooms, two reception rooms and two kitchens
- Flexible multi-generational living with internal link to annexe
- In the same family ownership since built in 1953
- Additional 488 sq ft of double garaging and adjoining outbuilding
- Modern open-plan kitchen/dining room (created circa 10 years ago)
- 0.27 acre plot with southerly rear garden and ample driveway parking



**A rare opportunity to acquire a detached residence with an incredible annexe, held in the same family ownership since its construction in 1953.**

### THE PROPERTY

Extending to almost 2,000 sq ft of versatile accommodation, with a further 488 sq ft provided by the garaging and adjoining outbuilding, this generously proportioned home offers exceptional flexibility for multi-generational living, guest accommodation or

The principal home features a welcoming living room centred around a fireplace, creating a warm and characterful focal point. To the rear, a superb open-plan kitchen/dining room was thoughtfully created approximately ten years ago, providing a contemporary space ideal for both everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms, a comfortable single bedroom and a modernised family bathroom, all arranged off a central landing.



## THE ANNEXE

An internal walkway connects the original house to the annexe, allowing for seamless integration while retaining independence if required. The annexe offers a spacious lounge/dining room with direct access to the garden, creating a bright and sociable living space. A modern kitchen is conveniently positioned alongside, while bathroom facilities are provided by a generous wet room.

To the first floor are three good-sized bedrooms, including a principal bedroom enjoying a pleasant rear garden outlook through Juliet balcony doors.

## THE GROUNDS

The overall plot extends to approximately 0.27 acres and enjoys a wide frontage onto Standford Road, enclosed by an attractive walled boundary. The front of the property provides an extensive driveway, areas of lawn and a charming decorative wishing well. The rear garden is a particular feature, screened by mature hedging to provide a high degree of privacy. Predominantly laid to level lawn and benefiting from a desirable southerly aspect, it offers an ideal space for families, entertaining and outdoor enjoyment.

## 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

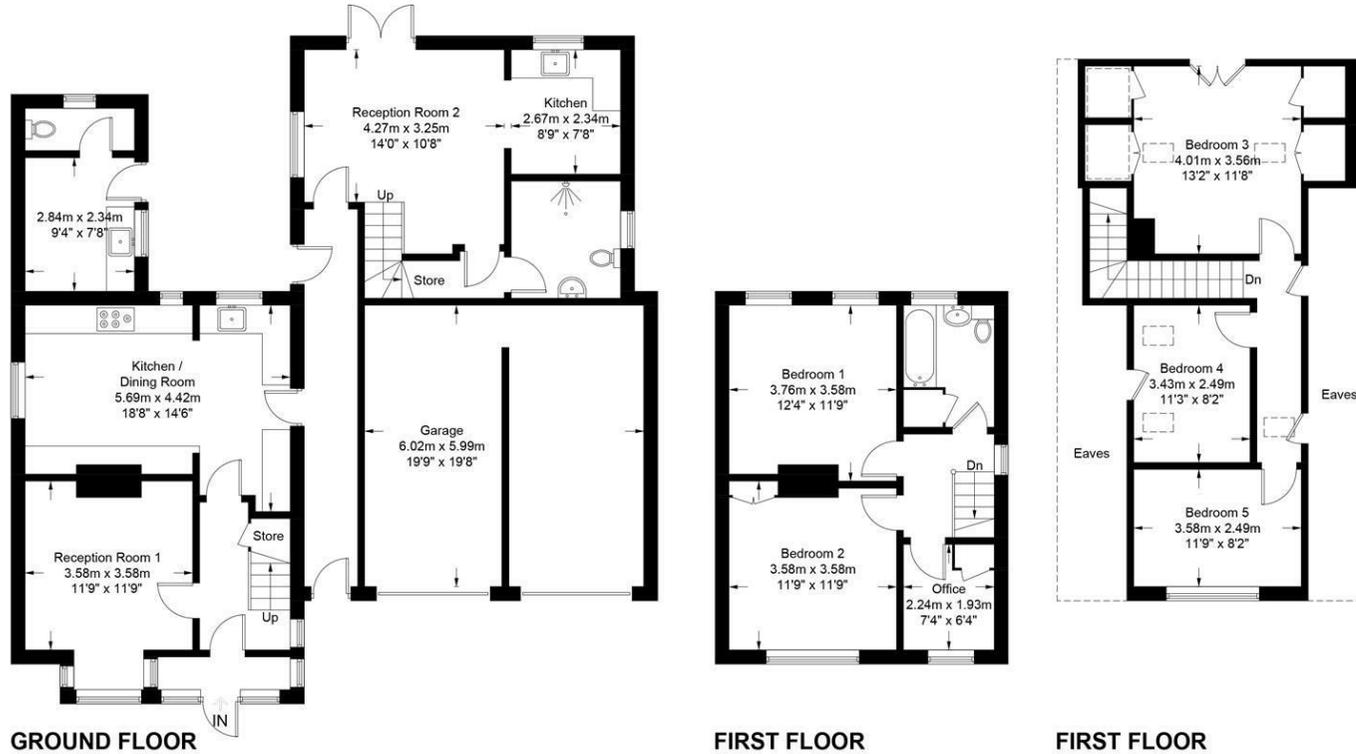
Farnham (via A325) 10 miles

Guildford 19 miles

Approximate Gross Internal Area = 180.5 sq m / 1943 sq ft  
 Garage & Outbuilding = 45.3 sq m / 488 sq ft  
 Total = 225.8 sq m / 2431 sq ft



 = Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1274966)  
 Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band E

**SERVICES**

Mains water, electricity, mains drainage  
 gas central heating.

Our estimated rental of the annexe, if parking and a small area of garden offered would be £1800 pcm.

18th February 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**CG LIPHOOK OFFICE**

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**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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