

# GENTLES LANE



# GENTLES LANE

PASSFIELD, GU30 7RY

A super detached four bedroom, four reception room family home located in an elevated position with commanding south facing views and a tennis court.  
Available immediately.

Available: 3rd August 2026

£5,995 PCM (Per Calendar Month)

House - Detached, 4 Bedroom, 3 Bathroom, 4 Reception, Unfurnished

## Key Features

- Detached family home
- Fabulous far reaching southerly view
- 4 bedrooms, 3 bathrooms, 4 reception rooms
- Large garden
- Double garage and storage sheds
- Tennis Court





## THE PROPERTY

Badgers Watch is an attractive family home offering spacious and versatile accommodation, set in a delightful position with far-reaching southerly views across the surrounding countryside.

The property is entered via a practical utility/boot room with an excellent range of built-in storage cupboards and an oil-fired boiler. At the heart of the home is a superb open-plan kitchen, dining and family room, enjoying wonderful views and featuring wooden flooring, an electric oven and hob, integrated dishwasher and fridge/freezer, and ample space for both everyday family living and entertaining. Doors open directly onto the rear terrace, seamlessly connecting the indoor and outdoor spaces.

The impressive drawing room boasts a vaulted ceiling with exposed beams, wooden flooring and a wood-burning stove, creating a warm and inviting atmosphere. Two further reception rooms provide flexibility as a home office, family room or fifth bedroom, complemented by a ground floor shower room and cloakroom.

On the first floor, the principal bedroom enjoys access to a private balcony with lovely views and benefits from an en-suite shower room. There are three further generous double bedrooms, served by a well-appointed family bathroom comprising a bath, WC and wash hand basin.

Outside, the gardens offer an excellent range of lifestyle features including a rear terrace, vegetable patch, pavilion-style garden shed, an additional storage shed, and a tennis court, providing superb opportunities for recreation and outdoor living.

A circular gravel driveway provides ample parking along with a double garage with electric door.



#### Further Information:

- Council : East Hampshire District Council - Council Tax Band G

- EPC Band: D

- Utilities: Mains electricity, mains gas central heating, mains drainage.

Available with immediate effect.

To check broadband and mobile phone coverage please visit Ofcom website:  
[ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker](https://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker)



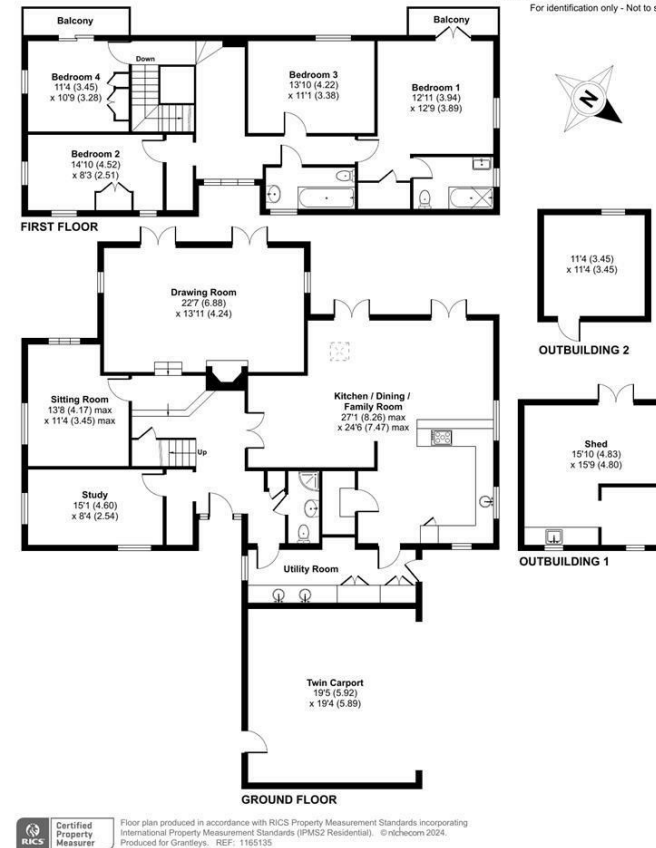
#### Gentles Lane, Passfield, Liphook, GU30

Approximate Area = 2531 sq ft / 235.1 sq m (excludes twin carport)

Outbuilding = 376 sq ft / 34.9 sq m

Total = 2907 sq ft / 270 sq m

For identification only - Not to scale



#### Haslemere Lettings

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