The Old Timber Yard

Standford Hill, Standford, Bordon, GU35 8QU

Peter Leete and Partners
ESTATE + AGENTS



A 3 BEDROOM COTTAGE WITH SINGLE STORY 1 BEDROOM ANNEXE
IN GROUNDS OF APPROX 0.39 ACRE.

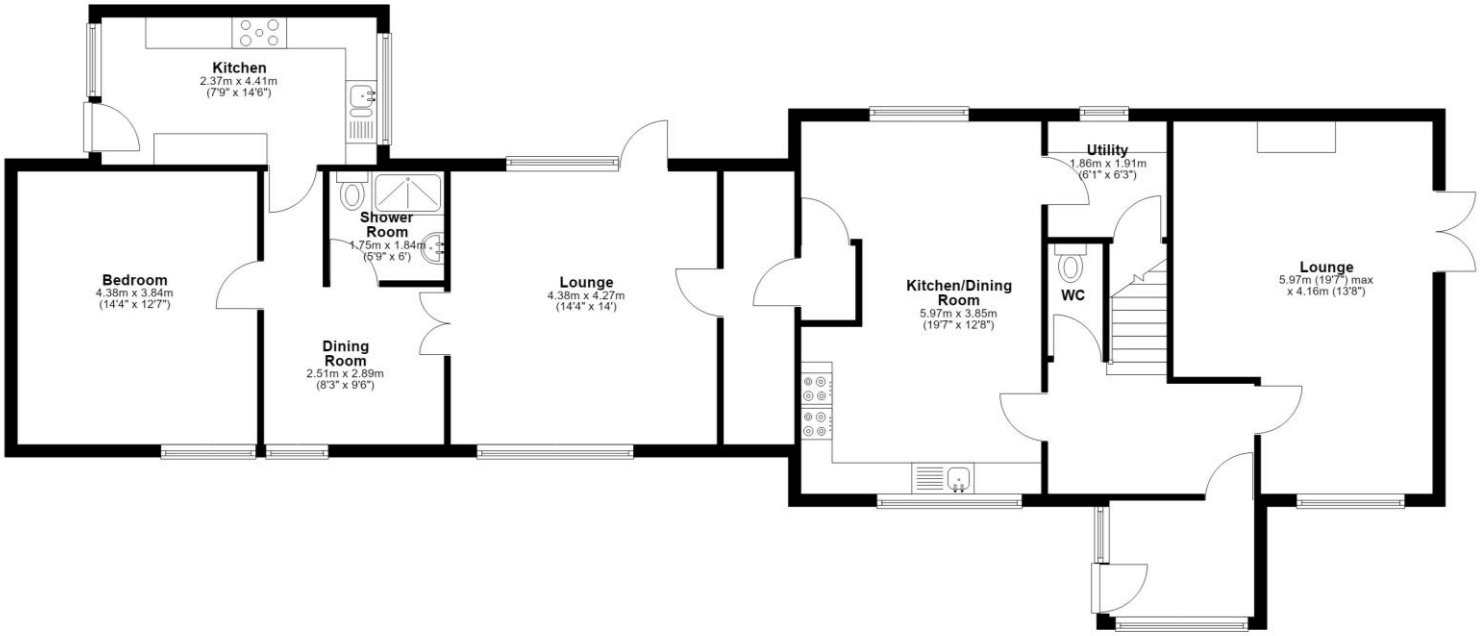
Price £850,000 Freehold





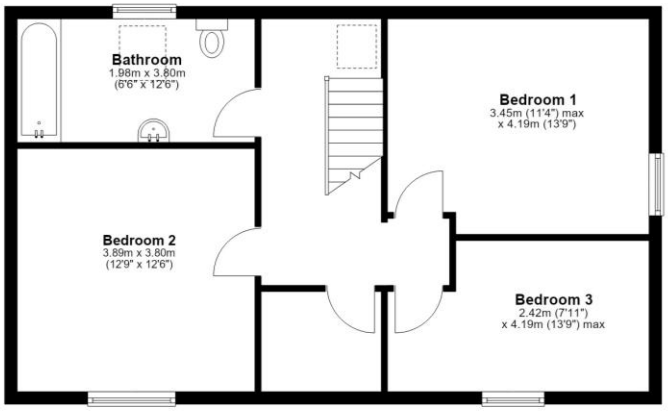
Ground Floor

Approx. 130.7 sq. metres (1407.1 sq. feet)

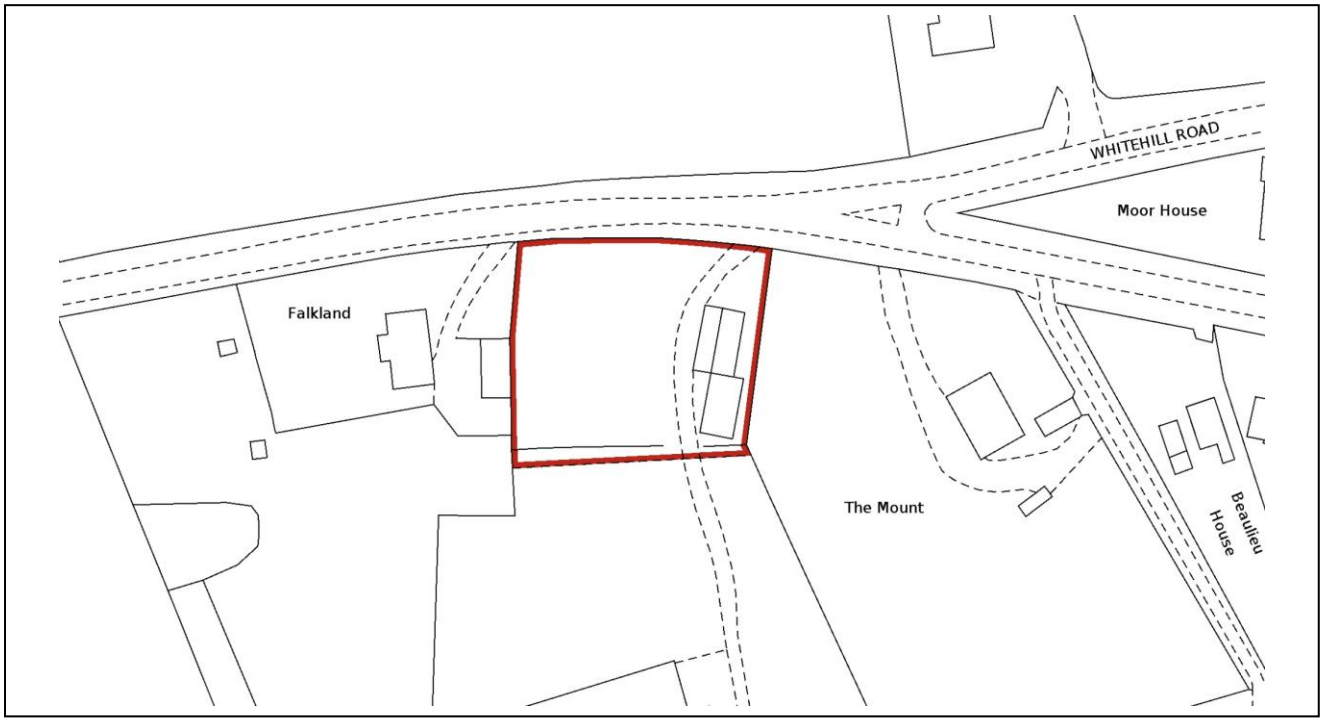


First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



Total area: approx. 191.1 sq. metres (2056.9 sq. feet)



The Old Timber Yard, Standford, Bordon

DESCRIPTION A detached cottage built, we believe during the 1920's and as the name suggests formally a saw mill, having been in the same family ownership for the past 26 years. The property now affords a 3 bedroom cottage with separate annexe providing a fourth bedroom. There are timber outbuildings which could be workshops or storage. The whole plot measures approx. 40m x 40m, the property has a shared driveway ffording access for a commercial yard beyond the back boundary.

SITUATION: Hollywater is a quiet Hamlet within Hampshire surrounded by the open countryside. The Hamlet has a Public House and lies approximately 3 miles from Liphook to the south and 1.5 miles from Bordon in the north.

Within a 10 minute walk of The Deadwater Valley nature reserve forming a woodland walk and an area owned by East Hampshire District Council. The general local area has seen much investment with new green open areas including the Hogmoor Inclosure with investment into road and community schemes and facilities to include the new leisure centre in Bordon, the opening of the new school, Oakmoor and a new town centre with offices shops and restaurants planned for the future. The Saw Mill lies just east of the border with the South Downs National Park and again this includes a wonderful walking/cycling area around Longmoor woodland which forms part of the Shipwrights Way a pathway for walking, cycling and horse riding which runs from Alice Holt Forest in the north all the way to Portsmouth Harbour in the south approximately 50 miles in distance.

Both Bordon and Liphook afford shopping facilities and large supermarkets such as Tescos and Sainsburys. Liphook enjoys a main line railway station to London Waterloo in just over an hour and Portsmouth on the South Coast in 45 minutes. The A3 is 3 miles away affording dual carriageway road links to both London and the South Coast. This in turn provides access to the M25 at Wisley (33 miles) and both the main airports of Heathrow (40 miles) and Gatwick (52 miles). State and private schools are well catered for with the former well served by Oakmoor in Bordon and Bohunt at Liphook. More facilities can be found in the nearby towns of Petersfield and Haslemere

Council Tax: A (As at November 2026 and is subject to change following a council revaluation after a sale)

EPC Rating: Main House D – Annexe: D

Private drainage, mains water, electricity and gas.

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