

**Derryvale, 66 Liphook Road,
Lindford, Bordon, Hampshire GU35 0PN**



**Peter Leete
and Partners**

ESTATE + AGENTS

Derryvale, 66 Liphook Road, Lindford, Bordon, Hampshire GU35 0PN

Price £525,000 Freehold



- Epc Rating: D
- SERVICES: All main services

A **detached three-bedroom bungalow** offered with **no onward chain**, occupying a pleasant position with gardens to the front and rear. The property also benefits from an **integral garage, which offers excellent potential for conversion to additional living accommodation**, subject to the necessary consents. Neighbouring properties have already been converted and extended. An entrance lobby opens into the **entrance hall**, with doors leading to the principal rooms. The **living room** features an attractive fireplace and patio doors opening into a conservatory, which enjoys a pleasant outlook over the rear garden. There is also a further door from the living room providing access to the kitchen. The **kitchen** has been fitted with a range of modern wall and base units, complemented by work surfaces incorporating an inset sink. Integrated appliances include a fitted and plumbed washing machine, together with a cooker and electric hob. A matching breakfast bar provides useful additional seating and workspace, while the kitchen enjoys a lovely aspect over the rear garden. There are **three bedrooms**, with bedrooms two and three overlooking the front garden. The principal bedroom benefits from fitted wardrobes and enjoys views over the rear garden. The **bathroom** is well fitted with a modern white suite comprising a bath with separate shower over, washbasin with storage cupboard beneath and low-level WC, together with a heated towel rail.

Outside, the gardens are principally laid to lawn. The **rear garden is particularly private**, enjoying a high degree of seclusion, and incorporates a patio area providing an ideal space for outdoor seating and entertaining. Front garden laid to lawn with driveway to **INTEGRAL GARAGE** and parking.

SITUATION The property is conveniently positioned close to the historic Lindford Mill only 6 miles from the Surrey border. Close by are the villages of Headley and Liphook the latter offering a railway station some 5 miles distant with a frequent train service to both London Waterloo and the South Coast at Portsmouth. Buses passing through the village serve Liphook, Haslemere, Farnham and Aldershot. Local shopping facilities are catered for in the village centre with a Spar convenience store with sub post office together with a small parade of shops with adjacent well regarded Public House. Larger villages such as Grayshott and Liphook offer more comprehensive shopping with a "Sainsburys" super market at Liphook. Adjacent the cricket ground and sports pavilion in Lindford is Broxhead Common affording access to acres of dry heathland and forming a local Nature Reserve ideal for dog walking. In fact the Common 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. The A3 London to Portsmouth road is easily accessible from Liphook, with access through the Hindhead Tunnel providing dual carriageway through to the M25 at Junction 10. The main London airports of Gatwick and Heathrow are 51 miles and 42 miles respectively. Likewise the A3 provides access south to The South Downs National Park and Portsmouth on the south coast.

Local Authority: East Hampshire District Council





Derryvale, Lindford

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Ground Floor
Approx. 107.2 sq. metres (1153.4 sq. feet)



Total area: approx. 107.2 sq. metres (1153.4 sq. feet)

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