



Nyewood Frith End, Bordon

Hampshire, GU35 0QZ

In Excess of **£1,250,000**

ANDREW LODGE

estate agents



Nyewood Frith End

Bordon

An exceptional opportunity to purchase a 3 bedroom detached residence with self contained annexe, separate detached cottage and fishing lakes set in approximately 4.2 acres

* No Onward Chain *

- 3 bedroom detached family home
- Adjoining 2 bedroom annexe
- Separate 2 bedroom detached cottage
- Approximately 4.2 acres
- Fishing lakes
- Potential investment opportunity
- Semi-rural setting

Property Summary: A rare lifestyle and potential investment opportunity, nestled within approximately 4.2 acres of picturesque grounds, this remarkable property offers an outstanding combination of multi-generational living and income potential. Comprising a substantial 3 bedroom detached home, a self contained 2 bedroom annexe and an additional detached 2 bedroom cottage, the estate is further enhanced by beautifully maintained fishing lakes, providing either a private retreat or a thriving business opportunity.



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Accommodation: The main residence is a spacious and well appointed 3 bedroom detached house, thoughtfully designed for modern living. Offering generous reception space, a well equipped kitchen and comfortable bedrooms. The adjoining 2 bedroom self-contained annexe offers flexible accommodation, ideal for extended family, guests or potential rental income. The 2 bedroom detached cottage is positioned separately within the grounds providing further accommodation or an excellent income-generating holiday let.

Grounds: The property sits in approximately 4.2 acres offering a unique lifestyle opportunity with well stocked fishing lakes, peaceful natural surroundings with abundant wildlife and providing ample outdoor space for recreation, entertaining or further development subject to planning permission.

General: Services – Mains water and electricity. Calor gas heating. Septic tank drainage. Local Authority – East Hants D. C., Penns Place, Petersfield, Hants GU31 4EX Tel: Council Tax – Band F with an annual charge for the year ending 31.03.27 of £3,388.56. Tenure – Freehold. EPC rating – D Mobile signal available. Ultrafast broadband (via Ofcom). Miscellaneous – There is a right of access for the neighbouring fields.





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Situation: Nyewood is situated on the Hampshire/Surrey border close to Alice Holt Forest National Park providing superb opportunities for walking, running and cycling. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and of Great Landscape Value. There are local shops, a church, primary school and public house in nearby Rowledge. The Georgian market town of Farnham is close by and has a full range of shopping and recreational facilities. There are a good selection of golf courses in the area including Blacknest and Old Thorns as well as sailing at Frensham Ponds.

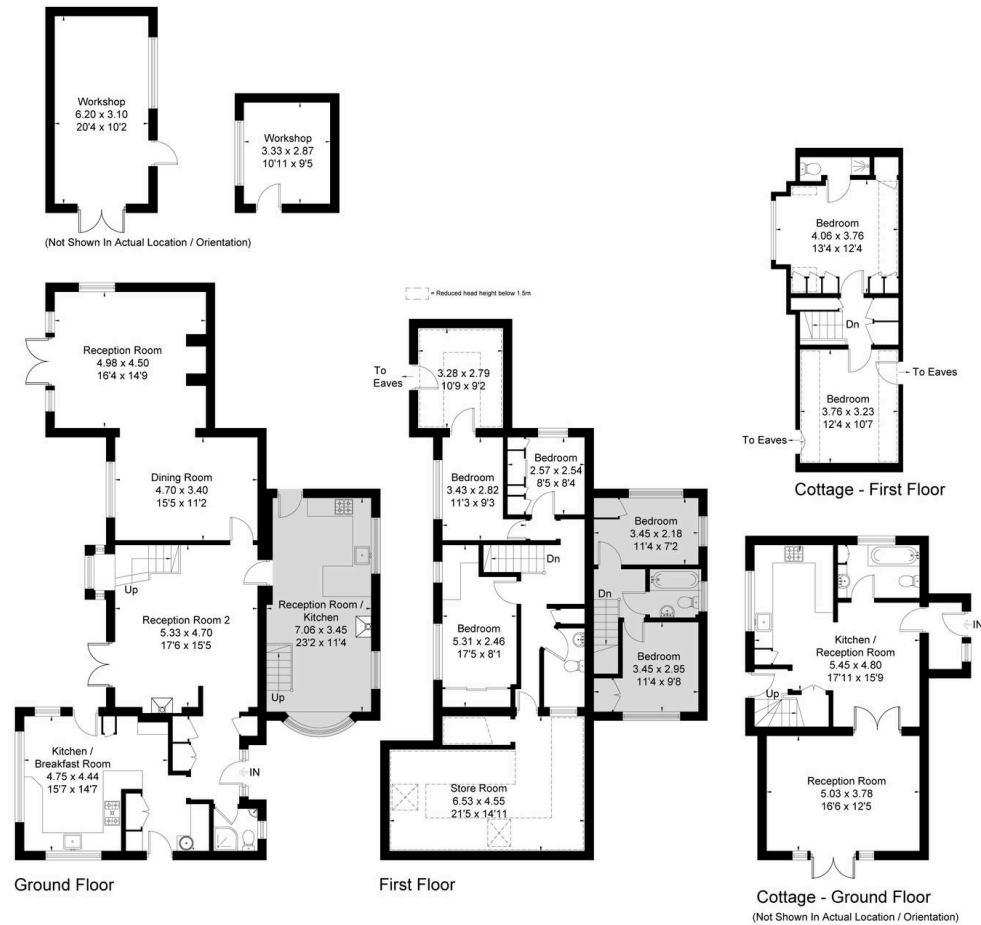
Schools: There are a number of good schools locally including; Frensham Heights, Edgeborough, Bentley C of E Primary, Binsted C of E Primary and Rowledge C of E Primary. There is a free mini-bus service to Weydon Secondary School and back to Bucks Horn Oak.

Travel Links: Farnham mainline station provides trains to Waterloo taking from 53 minutes. Bentley mainline station is also nearby and could be accessed on foot/bicycle through Alice Holt Forest. The A31, M3 (junction 4) and A3 are within easy reach, all providing swift access to the national motorway network as well as Heathrow, Gatwick and Southampton airports.

Location: Farnham town centre 4 miles (Waterloo from 53 minutes) Rowledge 2 miles; Guildford 13 miles A31 3 miles; M3 (Junc 4) 13 miles London 42 miles (All distances and times



Approximate Floor Area = 239.1 sq m / 2574 sq ft
 Cottage = 93.7 sq m / 1008 sq ft
 Workshops = 28.8 sq m / 310 sq ft
 Total = 361.6 sq m / 3892 sq ft



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At the Coxbridge Roundabout (on the A31) take the second exit to Birdworld and the A325. Continue through the villages of Wrecclesham and Holt Pound, passing Birdworld on your right. Pass the petrol station and take the next turning right into Binstead Road. At the cross roads turn left into Frith End Road. Pass Blacknest Golf Club and the property can be found on the right hand side.