



Peter Leete
and Partners

ESTATE + AGENTS

7 Grayshott Laurels

Lindford, Bordon, Hampshire GU35 0QB

7 Grayshott Laurels, Lindford, Bordon, Hampshire GU35 0QB

Price Guide: £625,000 Freehold



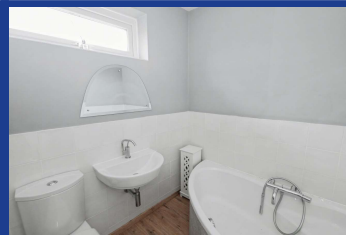
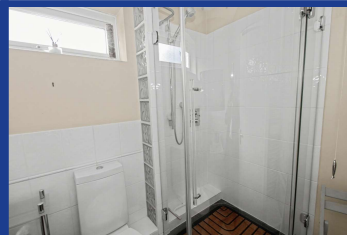
- 4 bedrooms
- Re equipped Kitchen/Breakfast Room
- Utility room
- Re-equipped Shower Room/En-suite
- Re-equipped Cloakroom
- Rear side and front gardens.
- Double Garage
- East Hampshire District Council and all main services
- EPC Rating – C
- All main services
- **SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

SITUATION The property is conveniently positioned in a quiet cul-de-sac location 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 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.

DESCRIPTION

A detached four bedroom property built approx. 50 years ago and having been well maintained with re-equipped kitchen, cloakroom, shower room and ensuite bathroom. A feature of the property is the gardens which wrap around 3 sides of the property affording ample outside space. There is a shared driveway used by one other property and leading to the integral double garage. The living room offers dual aspect to both the front and rear. The kitchen is well appointed with microwave oven, electric oven, integrated dishwasher, space for large fridge freezer, gas hob and extractor chimney over. There is a wide range of both wall and base cupboards topped with a worksurface over with inset sink area and mixer tap. The adjacent utility room has the same units with additional space for washing machine. Wall hung gas boiler and door to side garden. There are two additional reception rooms to the ground floor and spacious hallway with return staircase to landing. 4 bedrooms, the master bedroom with rear garden aspect and en suite with corner bath.

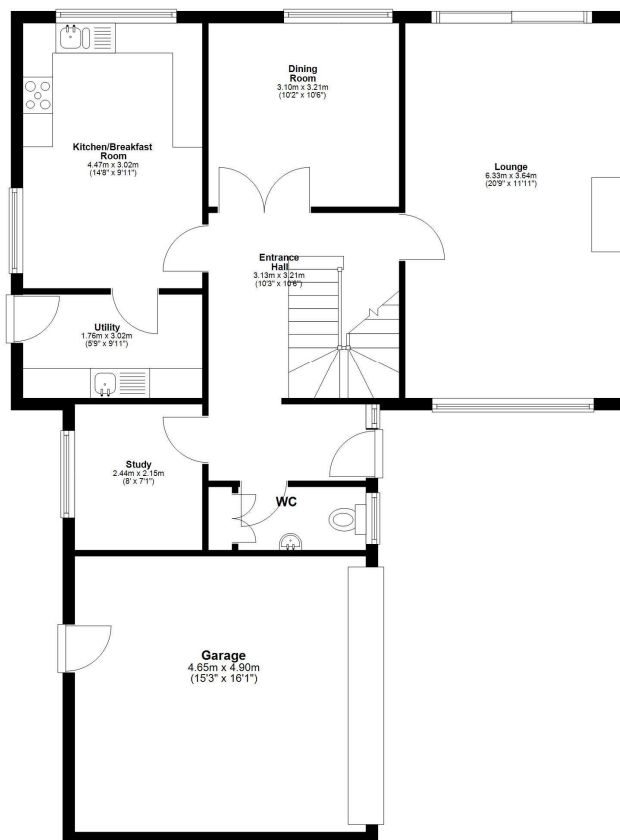




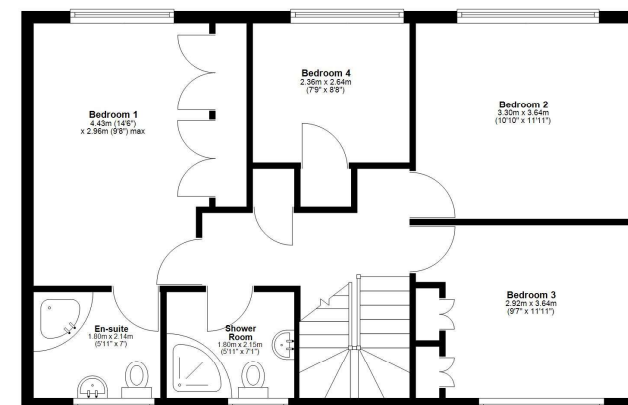
Grayshott Laurels Lindford



Ground Floor
Approx. 99.5 sq. metres (1070.5 sq. feet)



First Floor
Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 163.2 sq. metres (1756.2 sq. feet)

**Peter Leete
and Partners**
ESTATE + AGENTS

The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk
www.pleete.co.uk

AML (Anti Money Laundering) - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. We use a company Coadjute to facilitate these checks. A non returnable fee will be charged for each individual AML check conducted.