

**Chartwell, Conford, Liphook,
Hampshire GU30 7QN**



**Peter Leete
and Partners**

ESTATE + AGENTS

Chartwell, Conford, Liphook, Hampshire GU30 7QN

Price Guide: £1,000,000 Freehold



One third acre plot

Spacious and bright accommodation

Sought after location close to Liphook

Ample parking and Garaging

Video Tour available

EPC Rating: C Council Tax: G

LOCAL AUTHORITY: East Hampshire District Council.

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

Conford forms a small popular hamlet on the edge of the South Downs National Park and within the Parish of Bramshott and Liphook. The hamlet is surrounded by largely National Trust land including Passfield Common and Conford Moor. There is almost an immediate pedestrian access into the common from the rear of the property for cyclists and walkers alike with an array of footpaths nearby. Conford itself enjoys a village hall formerly being a school and together with the large expanse of lawned grounds adjacent, is used regularly, for social events by members of the community such as the forthcoming Jubilee celebrations. There is a nearby general store in Passfield with [Liphook village](#) (2.5 miles) offering a railway station with a frequent train service to both London Waterloo and the South Coast at Portsmouth. Liphook boasts a good range of shopping facilities, soon to open private cinema and includes a Sainsburys supermarket. More comprehensive shopping facilities are available in the nearby market towns of Alton, Farnham and Guildford. Liphook also has access to the A3 to London, which in turn has a link with the M25 at Wisley (Junction 10). The main airports of Gatwick and Heathrow are approximately 53 miles and 42 miles respectively. Of particular note are the excellent schools in the area, both state and private with Liphook benefiting from Bohunt Secondary School having been rated "outstanding" by Ofsted.

DESCRIPTION

Built, to our clients exacting standards, approximately 26 years ago this substantial chalet style property sits within approximately 1/3rd acre in elevated grounds overlooking the Hamlet below. In all the living accommodation affords 2560 sq ft with an additional 352 sq ft of integral garaging. The property has well balanced and bright rooms the principle sitting room and sun room adjoining the Kitchen area enjoy almost due South views across the grounds and over the Hamlet below. The principal reception is accessed from the entrance hall with double doors and this large room affords a feature gas fireplace and sliding doors onto the southern patio and garden. The kitchen is fitted with a range of wall and base units topped with a worksurface which extends to a breakfast bar. Integrated appliances include a Neff dishwasher and eye level double oven with Bosch hob and fridge. This room enjoys a wood burner providing additional heat to the seating area of the sun room which also has doors opening onto the patio and garden. The dining room is again well proportioned for entertaining and Bedroom 4 could be used as a Study if required. There is a shower room with cloakroom facilities, utility, store and greenhouse all on the ground floor. The first floor enjoys 3 double bedrooms, the master with dressing room, extensive wardrobes and full en-suite. The master and bedroom 3 have south facing windows and bedroom 2 has extensive wardrobes. The family bathroom as with the en-suite includes both bath and separate shower cubicle. Throughout the property there is ample storage with the landing providing both a store cupboard and a large walk in airing cupboard.

EXTERIOR:

There is a raised and enclosed level lawn with patio and side access through to the rear gardens. From the entrance gate there is a large shingled driveway with ample off road parking for many vehicles which leads to the integral [THROUGH GARAGING](#). There are two electrically operated up and over doors which are mirrored at the rear of the garage allowing access all the way through. This affords access through to the rear driveway with gated exit onto the rear track again leading through to the main road into the Hamlet and the common beyond. Additionally at the rear there is a large [SINGLE GARAGE](#) with cloaks facilities which could easily be used as an office or additional storage. There are further timber sheds for tools and garden equipment. Again ample off road parking is also provided at the rear.

A video affords a walkthrough and aerial tour of the property please see our website or email@pleete.co.uk to request a link.





Chartwell

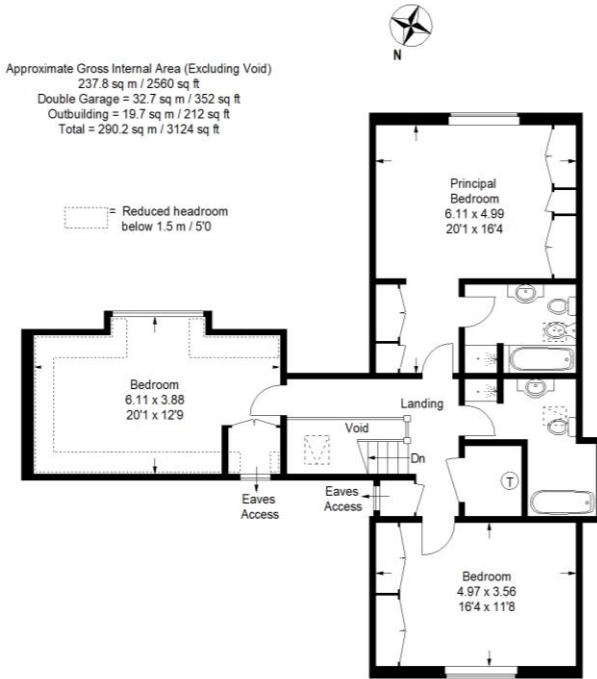
Conford



Ground Floor

Chartwell, Conford

Approximate Gross Internal Area (Excluding Void)
237.8 sq m / 2560 sq ft
Double Garage = 32.7 sq m / 352 sq ft
Outbuilding = 19.7 sq m / 212 sq ft
Total = 290.2 sq m / 3124 sq ft



First Floor

DIRECTIONS: On entering Conford from the B3004 (Headley Road) continue along for about 1000 yards and then as the road descends into the Hamlet a small track will be seen on your right hand side signposted for Brambleside. Chartwell lies at the end of the track.

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.

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