



Keats
independent estate agents

Liphook

Guide Price

£500,000



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13 Dryden Way, Liphook, Hampshire, GU30 7QB

A detached bungalow adjoining fields situated on the outskirts of the village with stunning gardens.



- Detached bungalow
- Two bedrooms
- Bathroom
- Shower room
- Sitting room
- Garden room
- Kitchen/dining room
- Semi-rural location
- Rear garden in excess of 200ft

LIPHOOK is on the Hampshire/Surrey/Sussex borders within reach of London and the South Coast via the Waterloo/Portsmouth main line and the A3. The polo at Cowdray and the sailing at Frensham Ponds can be easily accessed from Liphook and there are a variety of walks and bridleways in the National Trust land and the South Downs National Park. Adjacent to Liphook Golf Club is Champneys Forest Mere and the Liphook Equine Hospital. There are a range of local amenities including shops, pubs, cafes, golf courses and restaurants as well as doctors, dentists, a Sainsburys supermarket and a library. Further facilities are available in the nearby towns of Haslemere (approx. 5 miles) and Petersfield (just over 8 miles). Education is provided by a wide choice of both state and private schooling in the area.

13 DRYDEN WAY is found at the far end of a pleasant cul de sac on the outskirts of the village. Siding onto open fields and enjoying a rear garden in excess of 200ft, the property is approached via a driveway and footpath to the main entrance. The front door opens into a lobby which, in turn, opens into the entrance hall. There are doors to the sitting room and master bedroom as well as an archway through to the kitchen/dining room. The light and airy sitting room is nearly 24ft in length and opens into a delightful garden room, which has doors out to the rear. The master bedroom is front aspect and has built-in wardrobes. The centrally positioned kitchen/dining room has an oil fired Rayburn, matching range of floor and wall mounted cupboards and drawers, electric double oven, pantry and door out to the side of the property. A further arch leads to the second bedroom, family bathroom, utility room and shower room. The second bedroom is double aspect and overlooks the rear and side out towards the fields. The bathroom comprises a panel enclosed bath, wc and washbasin set within a vanity unit. The utility room has space and plumbing for a washing machine and tumble dryer and a door out to the rear and the shower room features a shower enclosure, wc and washbasin.

The property is well presented throughout, however, there is scope for modernisation as well as the potential to extend subject to Planning Permission. A viewing is highly recommended in order to appreciate the potential both inside and out.

OUTSIDE

The gardens are a particular feature and have been lovingly tended by the current owners during their time at the property. Extending to over 200ft in length and approximately 50ft wide, the rear garden comprises a large area of lawn combined with mature shrub borders, fish pond, substantial enclosed vegetable plot and greenhouse as well as a detached tandem garage.

SERVICES

Main water, electricity and drainage. The central heating is currently run by oil, but there is gas available in the road.

LOCAL AUTHORITY

East Hampshire District Council Tax Band: E

TENURE

Freehold

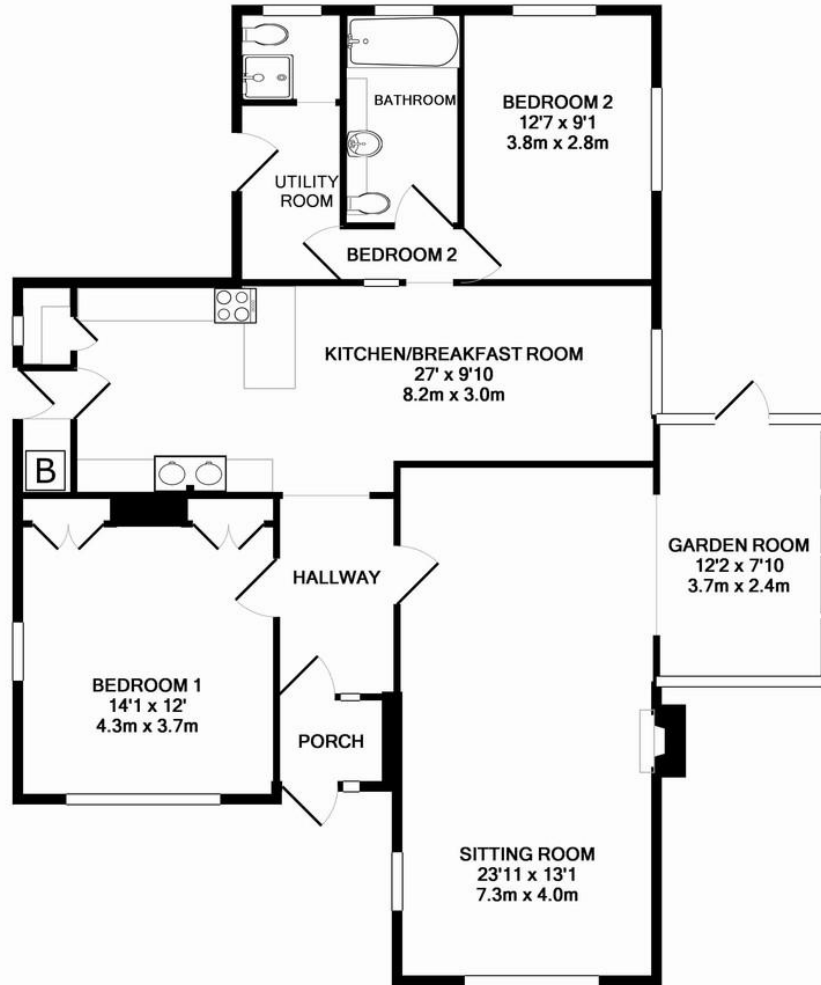
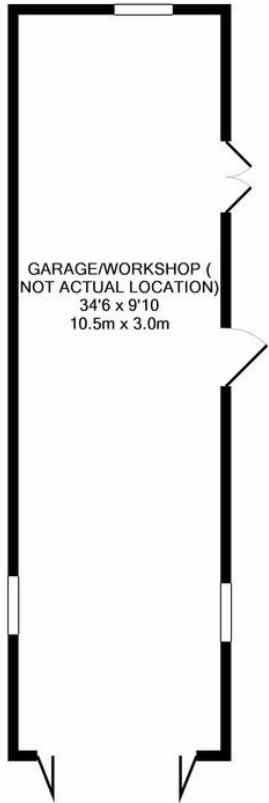
EPC RATING: E (54/74)

DIRECTIONS From our office in the centre of the village take the Headley Road out of Liphook and proceed over the A3 bridge. The road takes a sharp left and at the point of a further right hand bend turn left into Dryden Way where the property will be found at the far end.

VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. TDG 25/07/2016





TOTAL APPROX. FLOOR AREA 1480 SQ.FT. (137.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

