

17 Taylors Lane, Lindford, Hampshire GU35 0SW



**Peter Leete
and Partners**

ESTATE + AGENTS

17 Taylors Lane, Lindford, Hampshire GU35 0SW

Price £475,000 Freehold



EPC Rating – C

Council Tax: D

- VIEWINGS: Strictly by appointment with the Agent.

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.

DESCRIPTION A detached modernised 2 bedroom bungalow with planning permission granted for extension to ground floor and a new roof with first floor accommodation. The existing accommodation comprises an entrance hall with double doors opening into the impressive Family/Living/Kitchen room, creating a modern open-plan space with large sliding doors overlooking the rear garden. This room features a newly fitted kitchen with an L-shaped island incorporating a recessed dining area and breakfast bar, all finished with concrete-effect worktops. The space flows naturally into the living area, with ceramic tiled flooring throughout.

A separate utility room provides additional space for laundry appliances, a second sink, and an external door to the side of the property. Both bedrooms are positioned at the front, the family shower room is presented in a contemporary style, offering a walk-in shower, wash basin, and concealed WC.

The property further benefits from an external GARDEN ROOM, currently arranged as a home gym and bar, with doors opening onto a patio area complete with an outside awning.

Externally, the property is approached via a tarmac driveway offering off-road parking, with a level lawn set behind a mature hedge providing excellent privacy from the road. The rear garden is also laid to level lawn with enclosed boundaries, offering good seclusion. Additional features include a timber-built garden shed and side access.

***PLANNING:** Permission has been granted for an extension and conversion of the roof to create a substantial 4 bedroom house with 3 reception rooms plus retaining the existing kitchen/family room. Further details can be seen at the East Hampshire District Councils web site or on request to email@pleete.co.uk*

LOCAL AUTHORITY: East Hampshire District Council.

SERVICES: All main services

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.

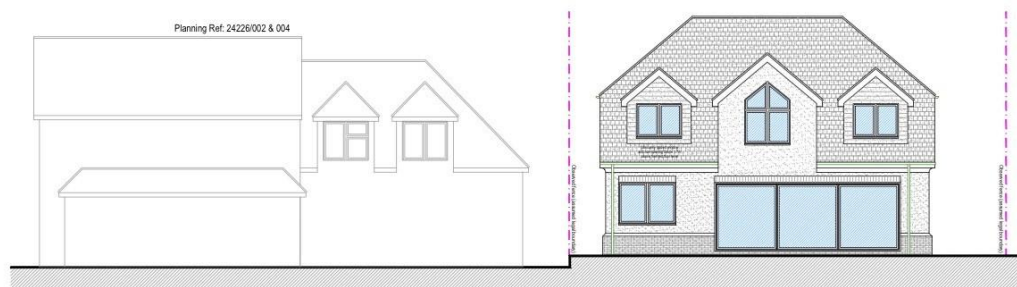






Front Elevation (Proposed)

No. 19 Taylors Lane

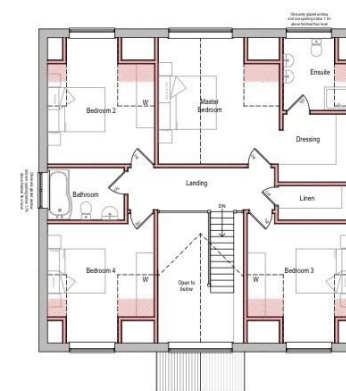


No. 19 Taylors Lane

Rear Elevation (Proposed)



Ground Floor Plan (Proposed)



First Floor (Proposed)

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LINDFORD



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.

Main Area 86.3 sq metres (928.6 sq ft)

Garden Room 18.9 sq metres (203.8 sq ft)



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