



Washford Lane, Lindford, Hampshire
Price Guide £525,000 Freehold

CLARKE  GAMMON

SYRINGA, WASHFORD LANE,
LINDFORD, HAMPSHIRE GU35 0RT

Price Guide £525,000

Victorian semi in incredibly
quiet location.

No through lane.

Painted floorboards and
exposed brickwork.

Beautifully fitted bathroom.

Outbuildings and log store.

A hidden gem!

Versatile accommodation.

Amazing garden with lots of
tree cover!

Garage and driveway.

Masses of space to extend.



A substantial Victorian semi-detached house in an incredibly quiet and peaceful traffic free location, yet within walking distance of local shops.

THE PROPERTY

This substantial Victorian semi-detached house has an abundance of original character features, has real potential to extend to the side and or the back of the property and is in an incredibly quiet and peaceful traffic free location yet within walking distance of local shops.

A welcoming entrance hallway provides access to a generously sized lounge/dining room with an open fireplace, leading to an inner lobby area and on to another versatile space currently being used as an art studio. The country styled kitchen runs across the back of the house, has space to sit in and offers garden access and the well appointed bathroom enjoying underfloor heating, is found on the ground floor, off the hallway. The integral garage offers potential for conversion and there's also a substantial log store to the other side. Upstairs are 3 double bedrooms and a useful cloakroom/wc. Further parking on the driveway for at least 3 vehicles.



THE GROUNDS

Separated into distinct areas, a large paved patio extends across the rear with a pretty pergola and covered space for alfresco dining, a detached outbuilding with current workshop use, then a further lawned area beyond has fruit trees and more mature tree cover.

Packed with mature planting and lots of trees that provide cover and seclusion, it's very quiet with just bird song to be heard and no passing traffic!

SITUATION

Lindford has a great village shop, which incorporates a post office counter. There is also a well regarded Gastro pub, with a welcoming atmosphere and great beer garden. The Bordon enclosure, and miles of further countryside is on your doorstep, as well as excellent transport links via the A3 to London and Portsmouth.

Nearby Liphook and Grayshott, which are both about four miles away provide more comprehensive shopping facilities, whilst Liphook boasts well regarded schools for all age groups, access to the A3 and mainline station serving the London Waterloo to Portsmouth line. The surrounding area is noted for its' natural beauty, with many well-known attractions, such as the Devils punchbowl, Hindhead Commons and Frensham Ponds being just a short drive away.

Liphook - 4 miles

Farnham - 9 miles

Guildford - 20 miles

Heathrow Airport - 43 miles

Central London - 51 miles

All distances are approximate

Washford Lane, Lindford, Bordon, GU35

Approximate Area = 1302 sq ft / 120.9 sq m

Garage = 176 sq ft / 16.3 sq m

Outbuilding = 289 sq ft / 26.8 sq m

Total = 1767 sq ft / 164 sq m

For identification only - Not to scale

LOCAL AUTHORITY

East Hampshire DC

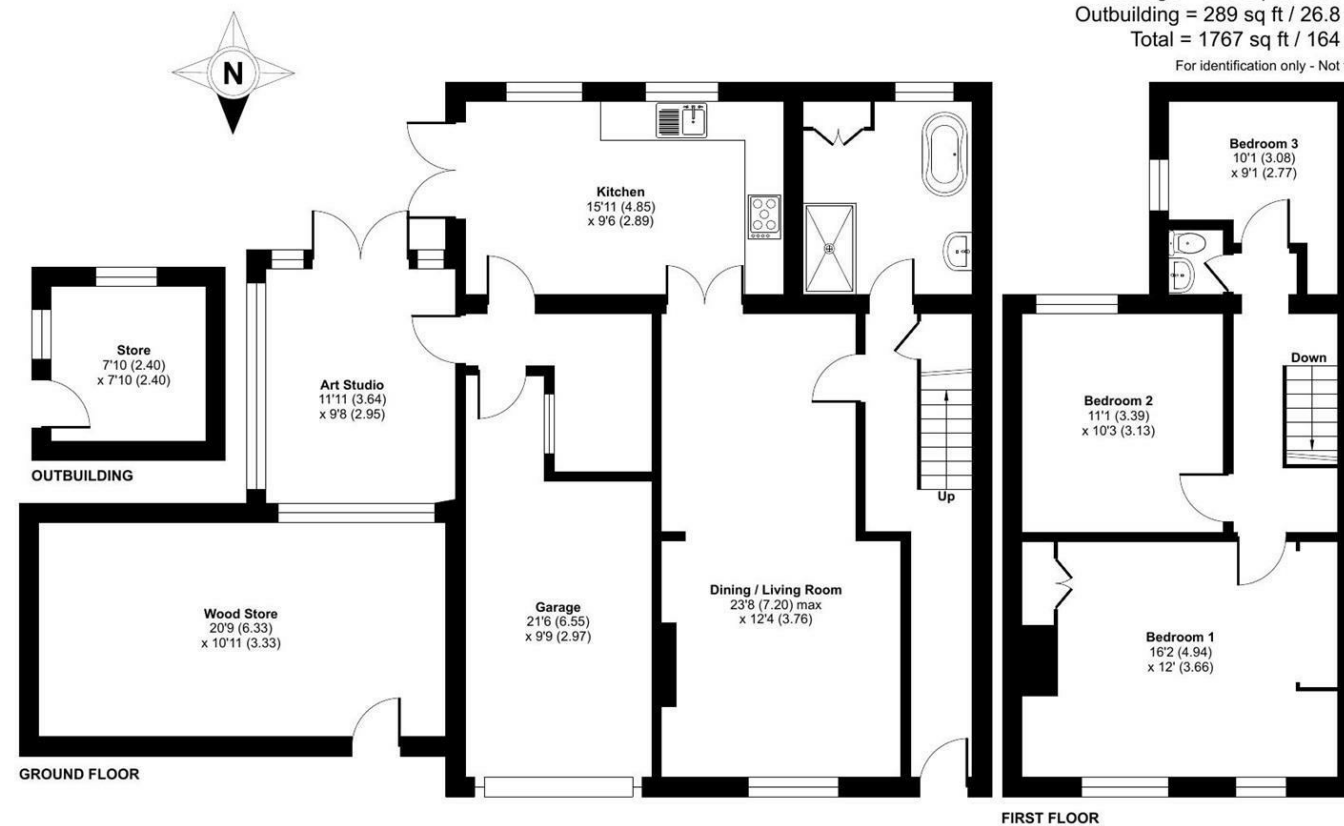
COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

15th October 2026



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1528660

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

what3words: success.burglars.subsets

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
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HASLEMERE OFFICE
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