



Canes Lane, Lindford, Hampshire
Asking Price £395,000 Freehold

CLARKE  GAMMON
1919

EAGLE HOUSE CANES LANE
LINDFORD HAMPSHIRE GU35 0RP

Asking Price £395,000

Brand new Semi-detached

Three double bedrooms

Kitchen/breakfast with fitted
appliances

Twin aspect living room

Under floor Heating throughout

High quality

En-suite, family bathroom and
downstairs cloakroom

Flooring included throughout

Landscaped gardens and driveway
parking

Heating via air source heat pump



An impressive and sizable brand-new house fitted with high specification, including hard flooring throughout below which is underfloor heating via an air source heat pump. It's tucked away in an individual location in the popular Lindford village.

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

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. Liphook is under a 10 - minute drive away which provides the local station offering services to London Waterloo. Well regarded schools and nurseries are also located close by.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

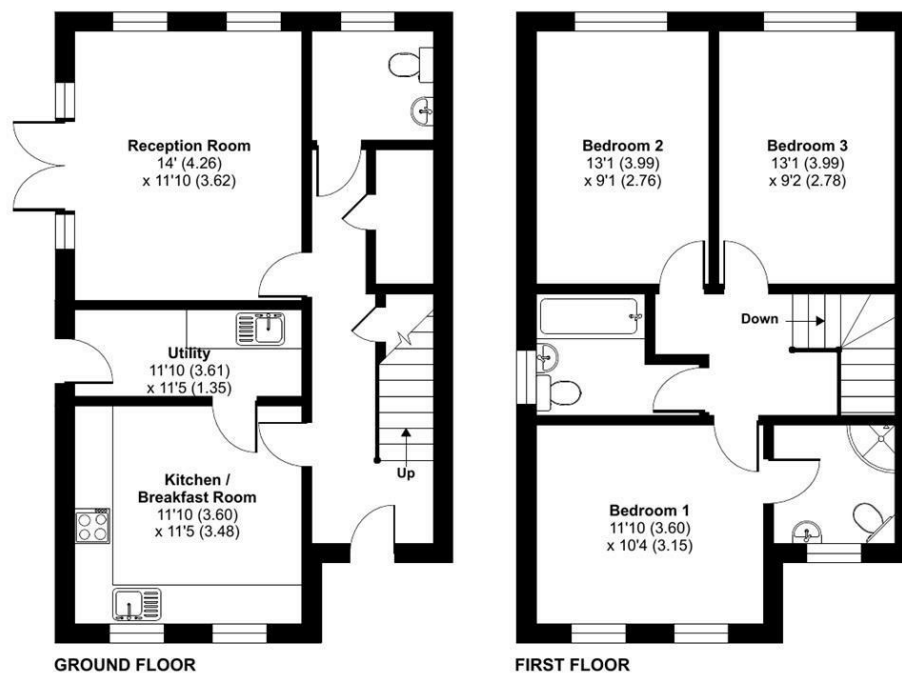
CENTRAL LONDON | 30 miles



Canes Lane, Lindford, Bordon, GU35

Approximate Area = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



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: 1464232

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band New Build

SERVICES

Mains water, electricity, mains drainage
gas central heating

30th July 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Liphook, head North out of the village on the B3004, Headley Road. Follow this road all the way until reaching the first roundabout after entering Lindford. Turn left and then immediately right onto Taylors Lane, cross chase Road and head down Canes Lane. The brand-new house will be found on the left hand side.

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
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

