



ESTATE AGENTS



Arford, Hampshire

Offers Over £375,000

Arford, Hampshire

Enter the property into the hall where you will find stairs to the first floor and doors to the various rooms. Positioned to the left is the 10'7ft Kitchen/Breakfast room, featuring a range of wall and base units with surfaces over, oven, five ring gas hob with extractor over, one and a half bowl sink and drainer unit and large window overlooking the front of the property. To the rear of the hall is the 16ft lounge/diner, this room has a beautiful feature fireplace and double glazed, French doors leading to the rear garden. Completing the ground floor is a modern cloakroom, with W/C and sink basin.

To the first floor, are two bedrooms, both of which are doubles in size. The main bedroom looks out to the front of the property and includes a built-in wardrobe. The second bedroom overlooks the rear garden. Located on the spacious landing are two large storage cupboards. Completing the first floor is a shower room comprising of a large walk-in shower unit with glass screen, sink basin and W/C.

On the second floor is the third bedroom, also a double in size, this room has a skylight. Additionally, there is a bathroom which is partly tiled, there is a bath unit with shower over, sink basin and W/C.

To the rear is a private walled courtyard garden, there is also access to landscaped communal gardens which includes areas of lawn, woodland and a stream. There are two allocated parking spaces with this property, one of which is under a carport.

This property further benefits from gas central heating and double glazing.

Arford has the very well-regarded public house, the Crown Inn. Further local amenities in Headley village include a convenience store, a doctors and pharmacy, the Hollybush Public House, a delicatessen, and a hair salon. There is also the much-loved village green and hall as well as All Saints Church. Many acres of National Trust common land is close by including Ludshott Common. The larger towns and villages are at Haslemere, Liphook and Grayshott, with mainline stations at Haslemere and Liphook offering access to London Waterloo. For the golf enthusiast there are quality golf courses at Hindhead, Hankley Common, Liphook, Cowdray and Old Thorns Golf and Country Club.

Freehold

Council Tax: E

- Sought-after Village Location
- Three Bedrooms
- Two Bathroom
- Town House
- Allocated Parking
- Courtyard Garden
- Further Communal Grounds
- Kitchen/Breakfast Room
- Car Port
- Semi-Rural Location



Floorplan

Arford Road, GU35

Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft
Outbuilding = 2.6 sq m / 28 sq ft
Total = 118.4 sq m / 1274 sq ft

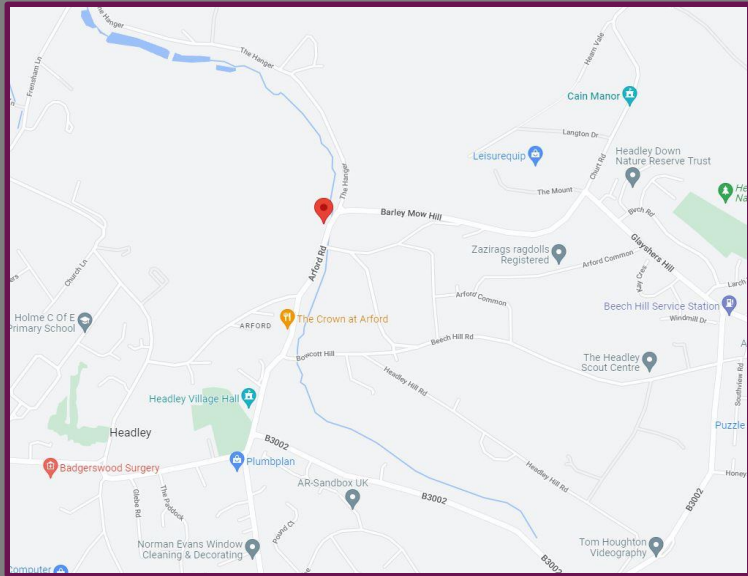


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID893299)

Location

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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