

Bourne



Arford, Hampshire

Offers Over £575,000

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Enter the property into the porch which has a front aspect window and door to the rear through to the sitting room. The sitting room provides stairs to the first floor, a central fireplace with brick surround, a front aspect window and the dining area has a side aspect window. Off the reception room is the kitchen which is modern in style, has a range of wall and base units with surfaces over, sink and drainer unit, built in cooker, space for further appliances, a wall mounted boiler and a rear aspect window and door providing access onto the patio. Completing the ground floor accommodation is the third bedroom which is dual aspect and a shower room.

To the first floor, there are two further bedrooms, both of which are double in size and feature front aspect windows. Additionally, both rooms have eaves storage. A WC separates the two bedrooms to the front of the landing.

To the side of the property is the garage which has an up and over door, power, and light. Also in the vicinity of the garage is an outbuilding which is currently being used as a store/office. The grounds are in the region of a 1/3 of an acre and to the front, an area of lawn with well-stocked borders. There is ample driveway parking and to the rear there is an area of woodland.

Freehold

Council Tax Band : F

- Chalet Style
- Detached
- Living/Dining Room
- Ground Floor Shower Room
- Ground Floor Bedroom
- Modern Kitchen
- Aprox. 1/3 Acre Plot
- Garage
- Outbuilding
- Vast Potential



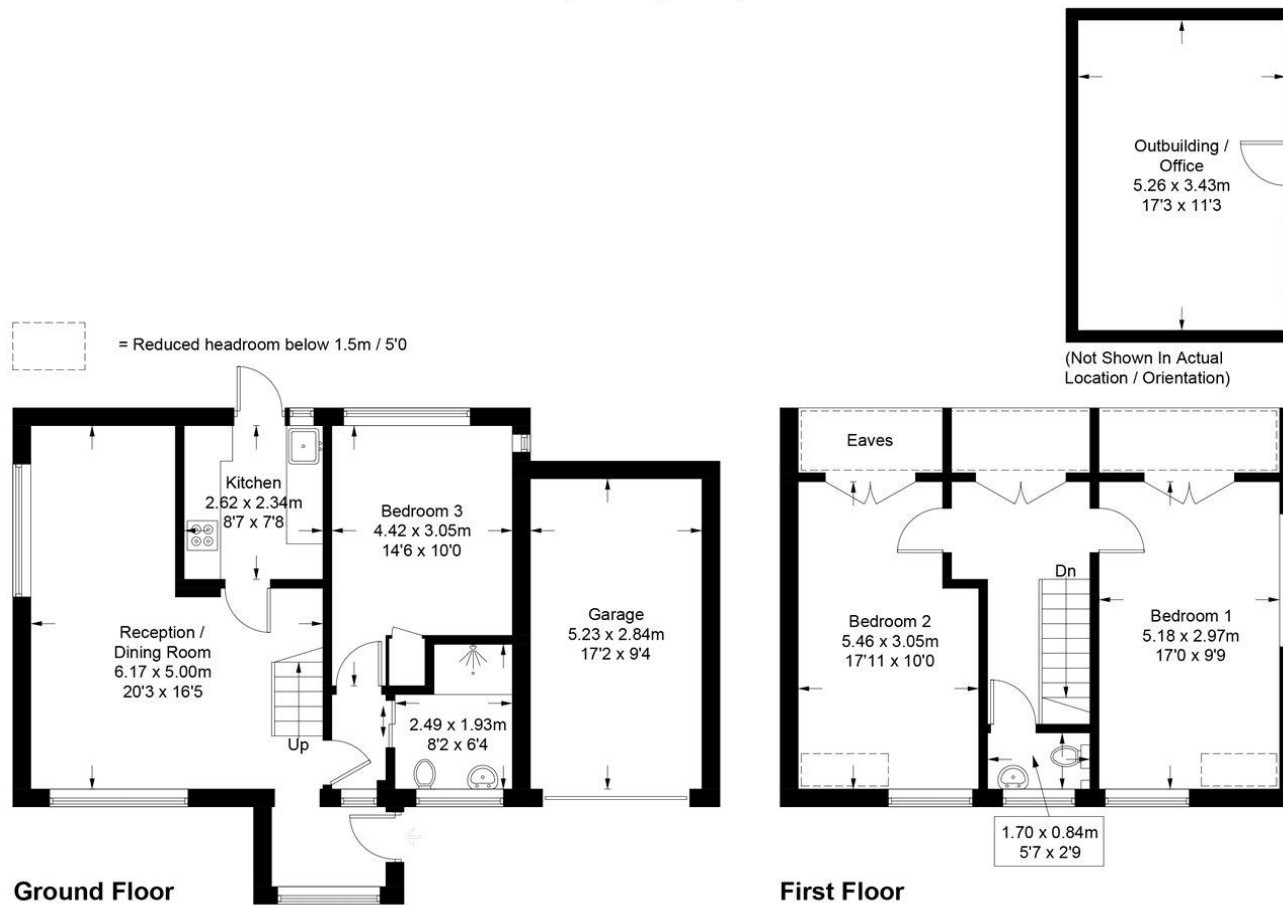
Floorplan

Beech Hill Road, GU35

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft

Outbuilding / Office / Garage = 33.1 sq m / 356 sq ft

Total = 127.3 sq m / 1370 sq ft
(Excluding Eaves)



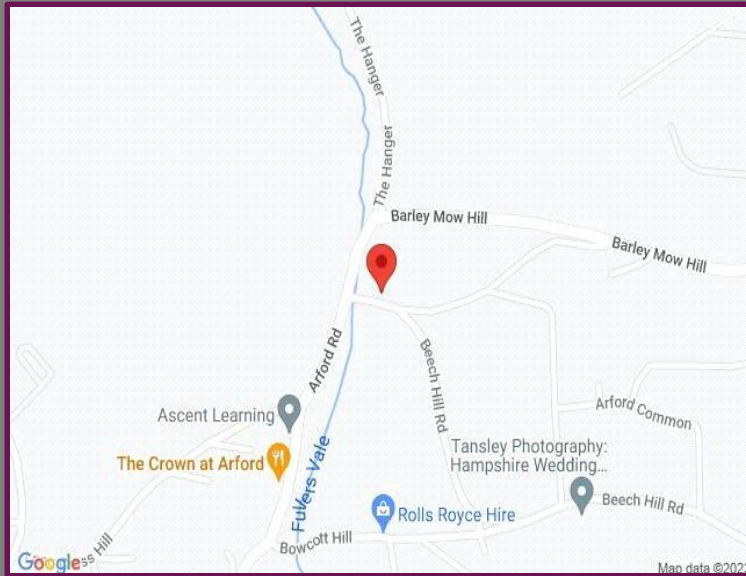
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID925443)

Location

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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