



Liphook, Hampshire

Offers in excess of £850,000

Liphook, Hampshire

A modern four bedroom detached bungalow in the pretty hamlet location of Passfield. The property has been completely refurbished and updated by the current owners to an extremely high standard.

Enter the property into a spacious entrance porch. To the front are two double bedrooms. At the rear are a further two bedrooms with the master bedroom overlooking the garden and across to scenic views of the surrounding countryside.

The vast living accommodation features large double doors leading to the enclosed rear garden making it an ideal space for entertaining. The separate kitchen boasts a large amount of storage and an island with breakfast bar with access to the separate utility room.

To the rear of the property there is an area of patio immediately off the property leading to a well maintained private garden with stunning views across the surrounding countryside. To the front there is a large driveway providing ample off-road parking and a detached garage.

Freehold

Council Tax Band : E

- Four Bedroom Detached Bungalow
- Plot Size 1/3 Acre
- Popular Semi Rural Location
- Refurbished Throughout
- Garage and Driveway
- Large Enclosed Rear Garden with Patio Area
- Large Living Room with Large Double Doors to the Garden
- Master Bedroom with Garden

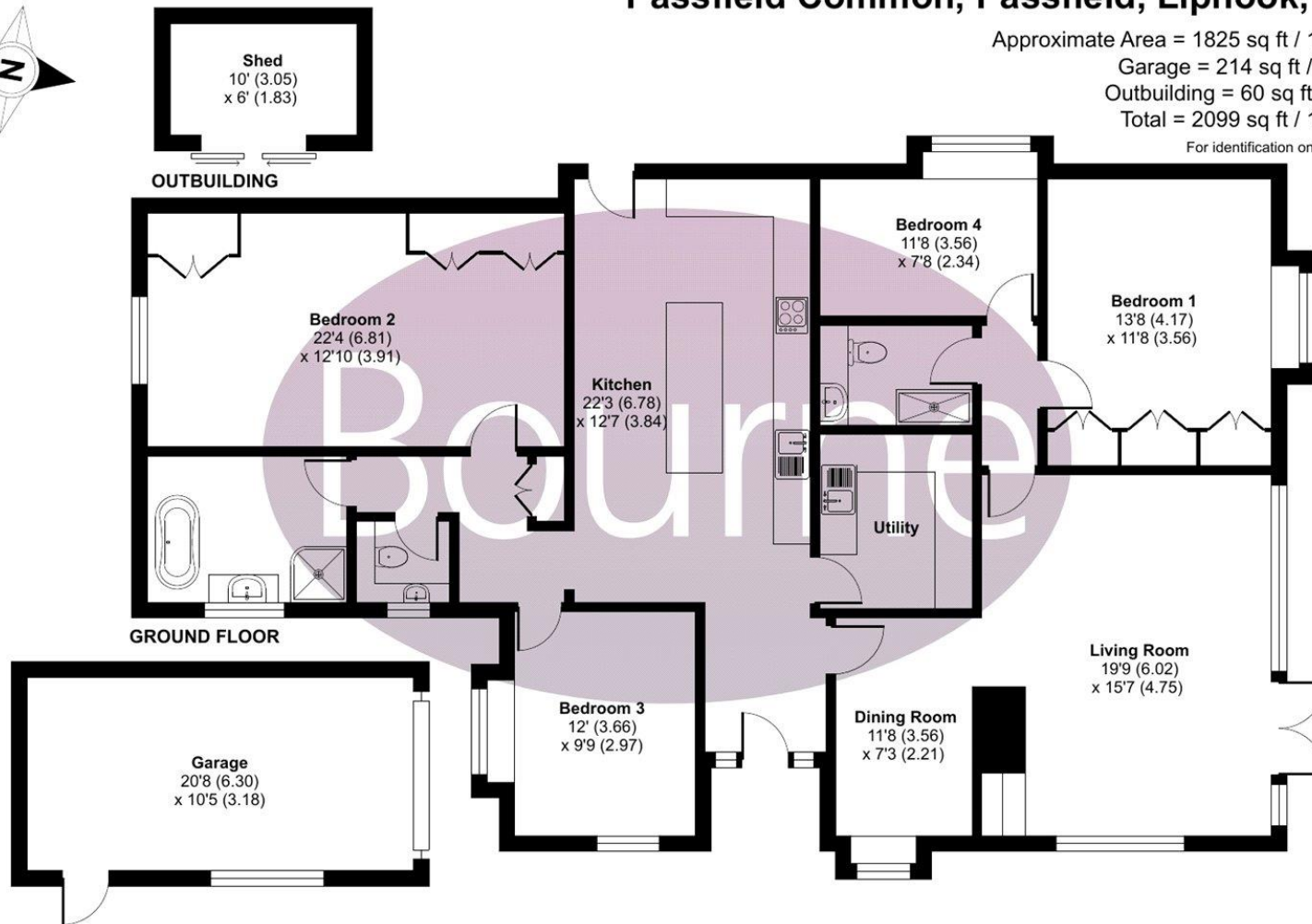


Floorplan

Passfield Common, Passfield, Liphook, GU30

Approximate Area = 1825 sq ft / 169.5 sq m
Garage = 214 sq ft / 19.8 sq m
Outbuilding = 60 sq ft / 5.5 sq m
Total = 2099 sq ft / 194.8 sq m

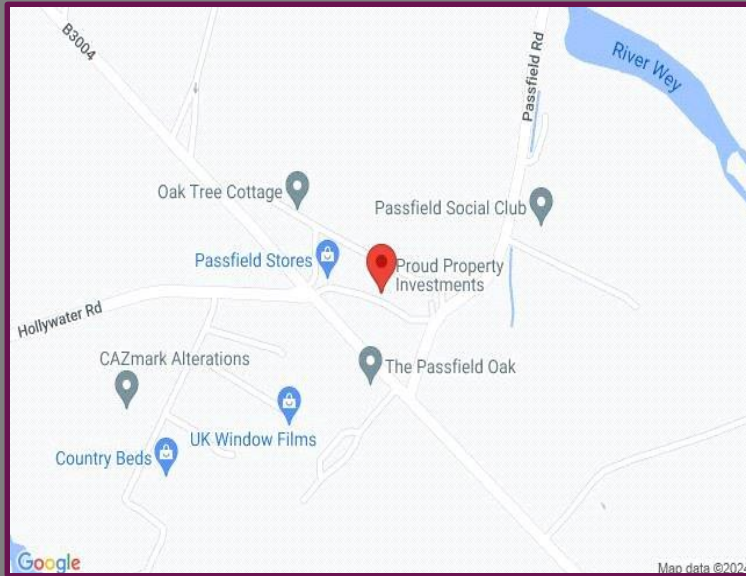
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1077575

Location

Passfield is a lovely rural hamlet with historic common and village Shop, which provides for day to day essential and is within walking distance of the house. The whole area is surrounded by beautiful countryside, much of it owned by the National Trust and provides a lovely network of footpaths and bridleways. Liphook village centre is within two miles, where there is a mainline station, a Sainsburys supermarket and popular schools including Bohunt Secondary and Liphook Infant/Junior school. There are plenty of local sports facilities nearby including a swimming pool and sports centre in Haslemere and golf courses at Liphook, Old Thorns and Blackdown. For the motorist, the A3 can be accessed at Liphook and provides good links to Guildford, London and the M25 to the north and Portsmouth, the Coast and the M27 to the south.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(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...

PETERSFIELD: Swan House, 2 Swan Street, Petersfield, Hampshire, GU32 3AD

Tel: 01730 262826 | Email: petersfield@bourneestateagents.com

Web: www.Bourneestateagents.com