

Bourne



Lindford, Hampshire

£775,000

Lindford, Hampshire

A remarkable family residence featuring a two-story annex, nestled within a quarter-acre plot (approximately). This property seamlessly combines ample space with practicality, making it well-suited for multi-generational living, accommodating guests, or establishing a home office.

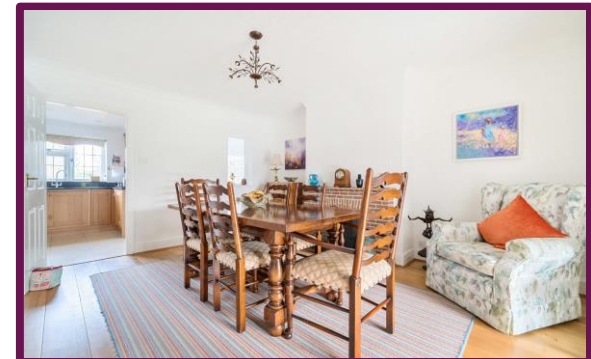
The primary section of the house encompasses three bedrooms and a bathroom on the upper floor, while the ground floor features a kitchen, conservatory, living room, dining/family room, a shower room, and direct access to the garden. Additionally, the annex offers a distinct living space with a separate living room, two bedrooms, and a bathroom.

Covering approximately a quarter of an acre (0.26), this property's expansive grounds have received meticulous landscaping and attentive care from the current owners over the years. The rear features a spacious sun terrace adorned with a fixed metal gazebo boasting a canvas cover and sides. The well-maintained outdoor space includes gracefully shaped lawns, abundantly stocked flower and shrubbery beds, neatly bordered by borders, a greenhouse, and secure fencing.

Freehold

Council Tax Band : E

- Annex
- Three Bedrooms In Mainhouse
- Two Bedrooms In Annex
- Dining Room
- Summer House
- 1/4 Acre Plot
- Garage
- Utility Room
- Spacious Family Home
- South Facing Garden

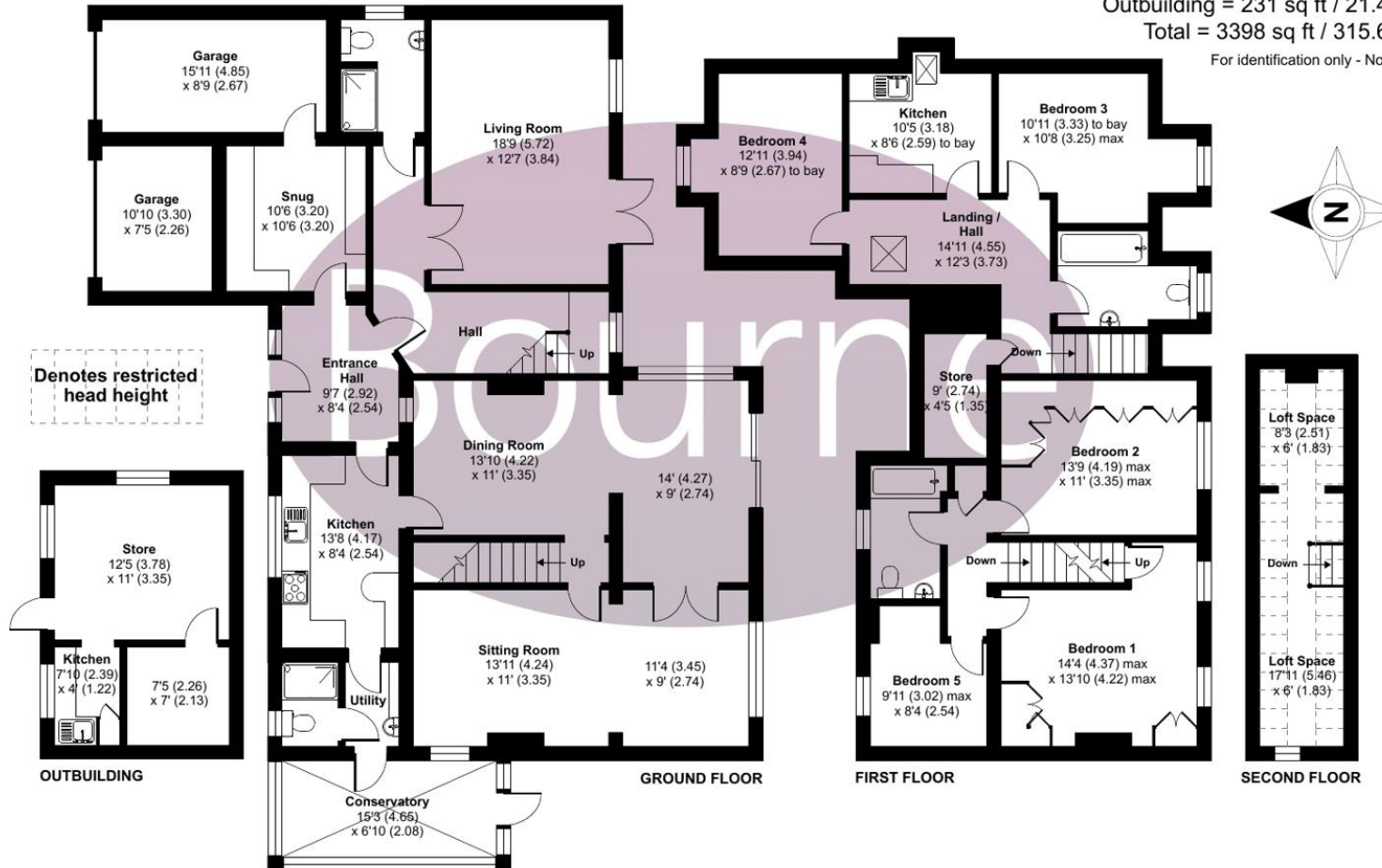


Floorplan

Taylor's Lane, Lindford, Bordon, GU35

Approximate Area = 3058 sq ft / 284.1 sq m (includes garages)
 Limited Use Area(s) = 109 sq ft / 10.1 sq m
 Outbuilding = 231 sq ft / 21.4 sq m
 Total = 3398 sq ft / 315.6 sq m

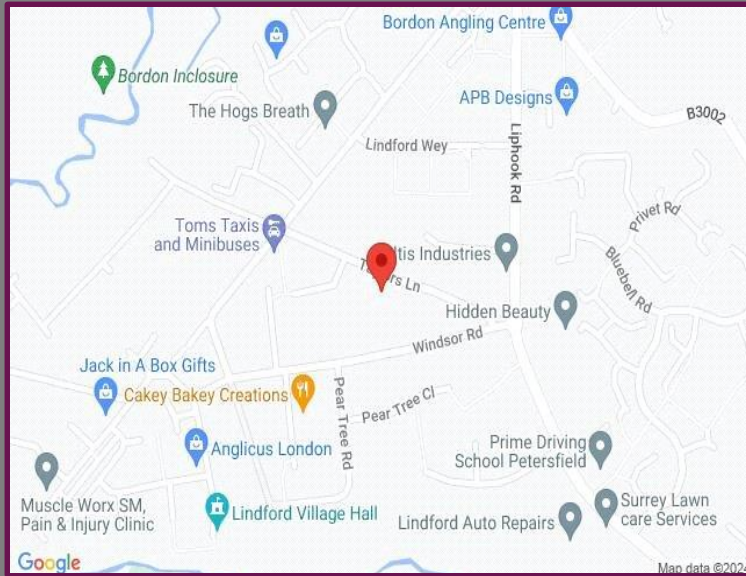
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Bourne Estate Agents. REF: 1082824

Location

Taylor's Lane, situated in the heart of Lindford, is a quaint thoroughfare lined with high-quality detached family homes. Within walking distance, residents can access local shops and the excellent village pub, The Royal Exchange. Lindford, a sought-after semi-rural village just inside Hampshire, is renowned for the picturesque River Wey that meanders through its landscape. Mainline train stations serving London Waterloo are located in Bentley and Liphook.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(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...

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