



ESTATE AGENTS



Grayshott Laurels, Lindford, Bordon, Hants, GU35 0QB

Asking Price £650,000



# Grayshott Laurels, Lindford, Bordon, Hants, GU35 0QB

Introducing a charming four-bedroom detached property with a double garage and captivating views over the adjacent fields.

Upon entering, a downstairs cloakroom is conveniently located to the right, followed by a storage cupboard and a practical study straight ahead. The kitchen, positioned at the rear, features built-in cooker and hob facilities, with sliding doors leading to a side garden. Adjacent to the kitchen is a utility room with a 1 1/2 bowl sink and space for appliances.

Completing the ground floor, there's a separate dining room and a dual aspect living room with a woodburning stove and patio doors to the garden.

Upstairs, four spacious bedrooms await, with built-in wardrobes in the main bedroom and bedroom three. The main bedroom also boasts an ensuite bathroom, while a separate shower room serves the other bedrooms.

With its functional layout and scenic surroundings, this property offers a comfortable and practical living space.

rear garden that overlooks fields, easy maintenance and mainly laid to lawn, there is also a separate side garden that is mainly patio.

To the front offers a good size driveway for multiple vehicles, access to a double Garage.

Council Tax Band F

- Four Bedrooms
- Double Garage
- Solar Panels
- Study
- Separate Dining Room
- Living Room
- Utility Room
- Downstairs Cloakroom
- Views Over Fields
- Good Size Driveway



# Floorplan

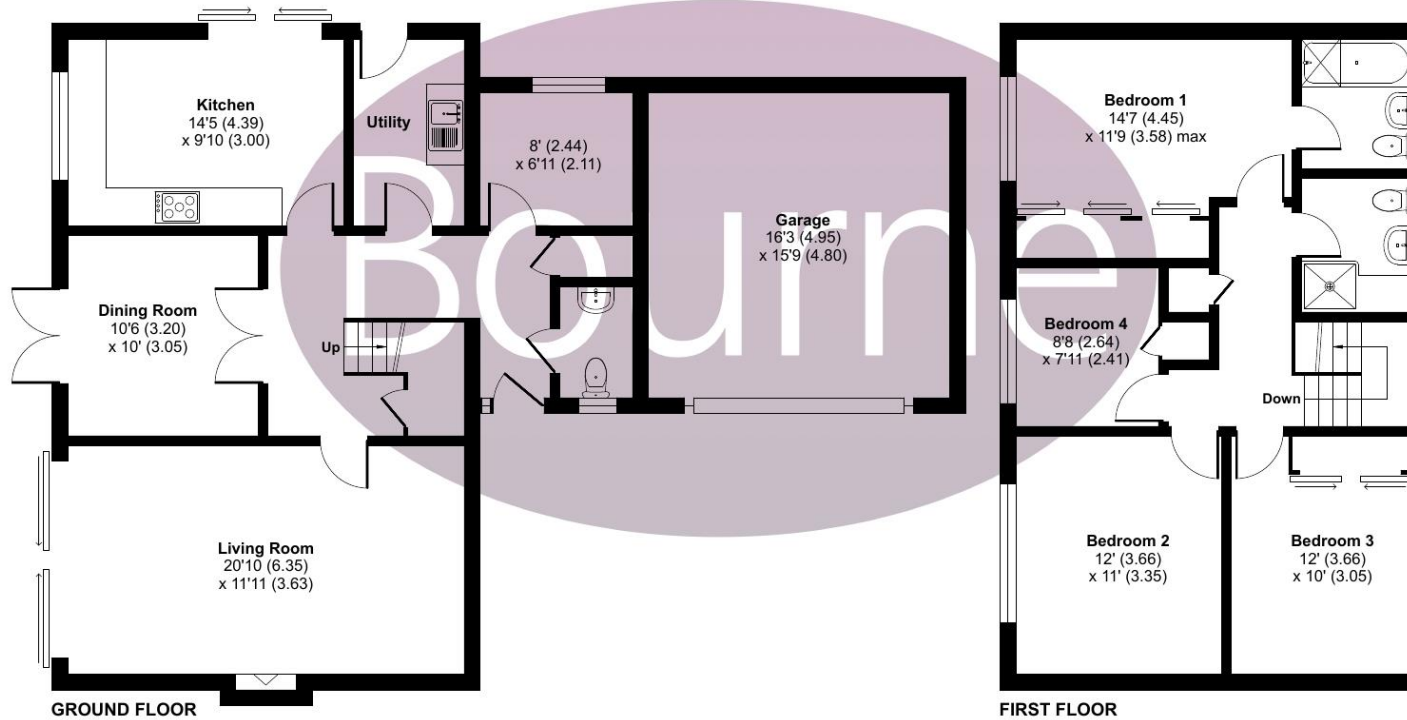
## Grayshott Laurels, Lindford, Bordon, GU35

Approximate Area = 1532 sq ft / 142.3 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 1785 sq ft / 165.8 sq m

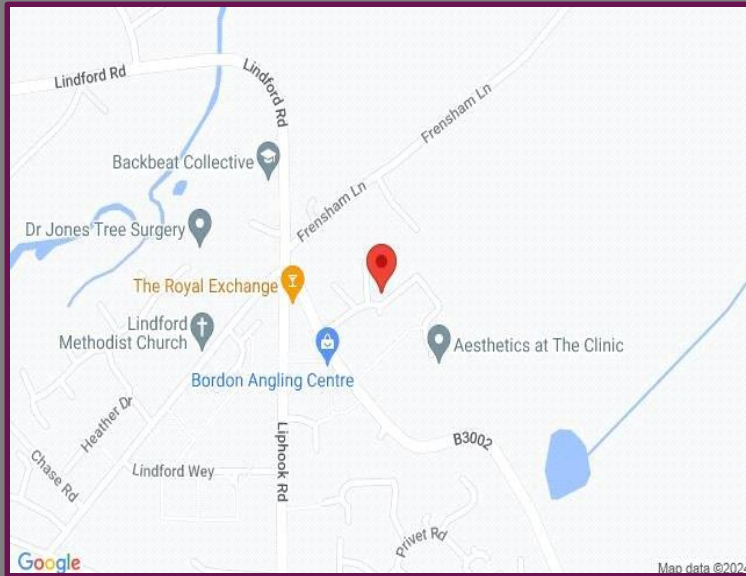
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1099938

# Location

Occupying a convenient position near the centre of the village of Lindford which offers a range of local shops and recently refurbished public house. More comprehensive facilities are available in the town of Liphook which is approximately 4 miles distant and has a station on the Portsmouth/Waterloo main line. There is a wide choice of both state and private schools in the vicinity. There are many acres of fine countryside close at hand including much under the ownership of the National Trust.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: [alton@bourneestateagents.com](mailto:alton@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)