

Bourne

ESTATE AGENTS



Greatham, Hampshire

£700,000

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Introducing this stunning detached family home, boasting a generous five-bedroom layout set in a sought after location.

As you enter the property, you'll be greeted by a spacious entrance hall with stairs leading to the first floor, and access to various rooms. You'll find a generously sized fully fitted kitchen/breakfast room which boasts a range of base and eye level units.

The large living room provides a pleasant view of the garden with patio doors leading directly outside. There is also a downstairs cloakroom with W/C and a further seperate dinig room.

Moving to the first floor, a landing area provides access to 3 bedrooms. The main bedroom and en-suite and two well-appointed bedrooms and completing the first floor is the modern family bathroom.

On the second floor there are two large double bedrooms both serviced by a shower room.

Outside, you'll discover a generously sized landscaped rear garden. The property boasts a patio area just off the house with an access gate to the side.

Freehold

- Five Bedrooms
- Detached
- Modern Fitted Kitchen
- Family Home
- Generous Rear Garden
- 2 Parking Spaces
- Living Room
- Dining Room
- Modern Family Bathroom
- Ensuite To Master
- No Onward Chain



Floorplan

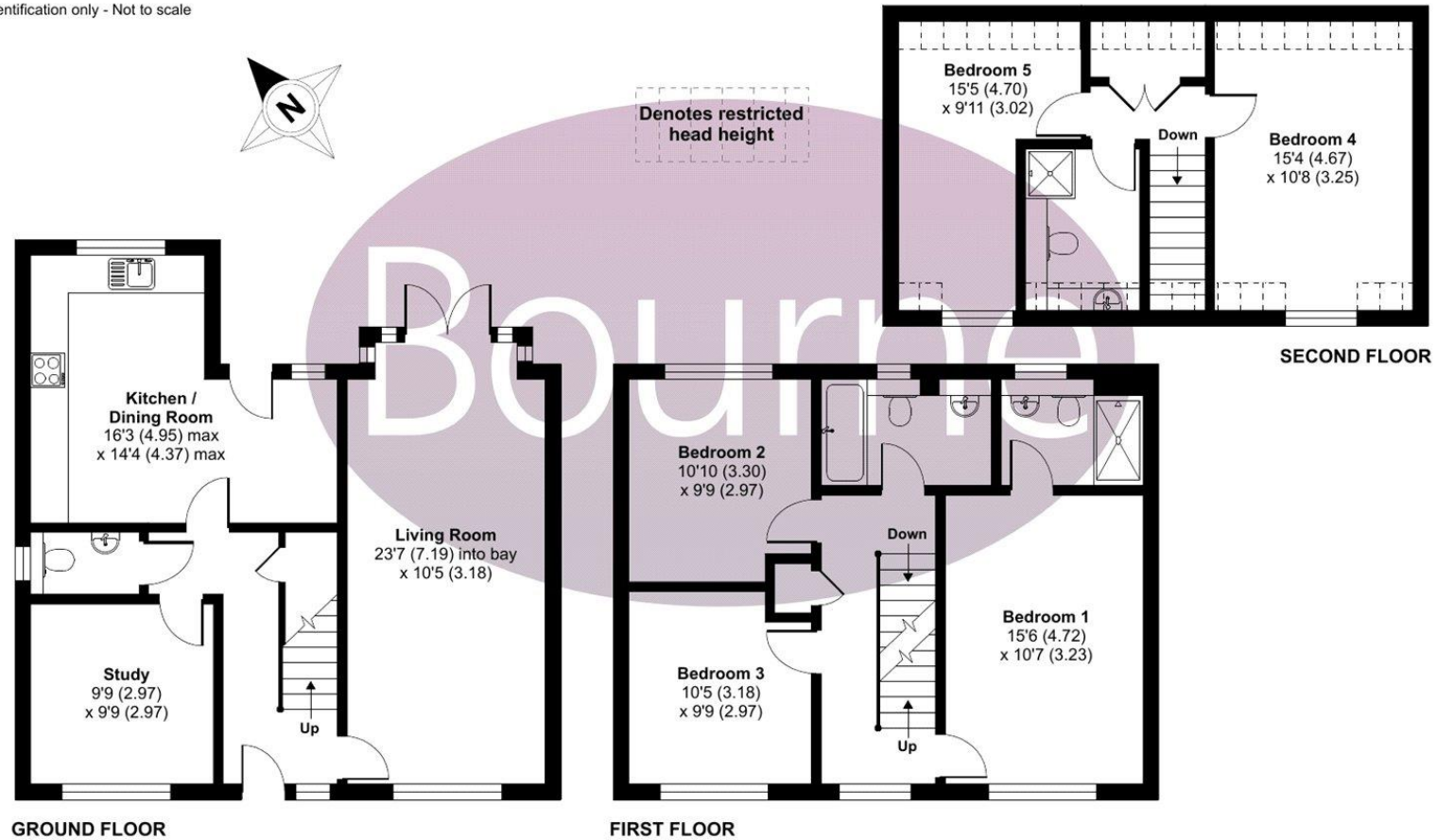
Silver Birch Mews, Greatham, Liss, GU33

Approximate Area = 1634 sq ft / 151.8 sq m

Limited Use Area(s) = 71 sq ft / 6.6 sq m

Total = 1705 sq ft / 158.4 sq m

For identification only - Not to scale



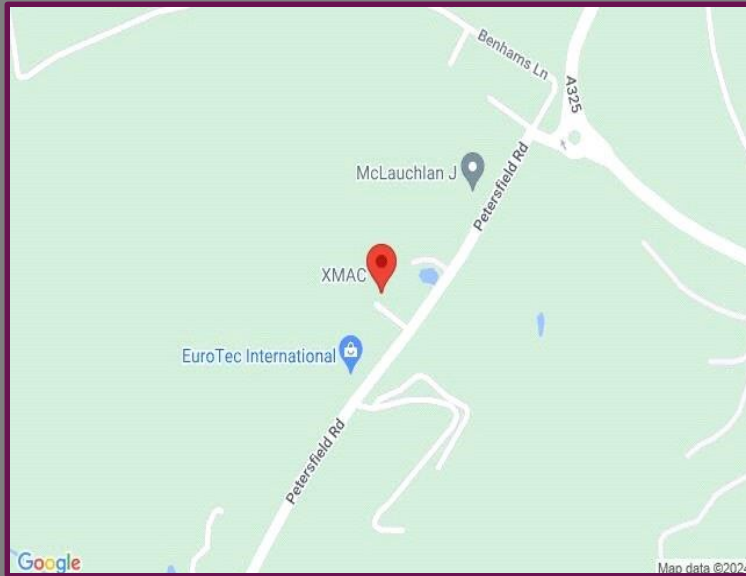
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1104235

Location

The popular village of Greatham lies within the South Downs National Park about 6 miles north of Petersfield, 10 miles south of Farnham, and 8 miles east of Alton. Greatham also benefits from easy access to the A3, connecting you swiftly to London via Guilford or down to Portsmouth and the South Coast.

The village contains an Ofsted-rated Good primary school, the Greatham Inn public house, a village hall with recreation grounds, an equestrian centre, drive-in cinema, and an Army Cadets Youth Club. The community also runs various annual events, such as a fun day, a summer ball and a bonfire/fireworks party.

Due to its desirable National Park location, The area has plenty of country walks on its doorstep, including nature reserves and National Trust managed land. An array of shops, restaurants and essential amenities await in Liss, Liphook and Petersfield, alongside schools such as Bedales and Churcher's College in Petersfield (both independent) and Bohunt Academy School in Liphook.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	77	
(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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