

wpr

17 Rowan Road | £560,000

Lindford | Hampshire | GU35 0RE



17 Rowan Road

Lindford, Hampshire, GU35 0RE

£560,000 Freehold

An impressive executive five bedroom detached home built by Charles Church, set over three floors and providing just shy of 1,900 sq. ft. of accommodation, plus double garage. Driveway parking and level enclosed rear garden.

- A generous house, set in a quiet road within the heart of this lovely development, with grass and woodland and the more formal Bordon Inclosure within a short walk, alongside a kids play area and small village hall
- Driveway parking for 2 cars leading to an attached double garage with loft storage above
- Box hedging to the front, with a paved path to the front door, which opens into a generous hallway
- Front aspect dining/family room
- Rear aspect sitting room with bi-fold doors onto the garden
- Double aspect kitchen/breakfast room running the depth of the house with bi-fold doors to a patio and south facing garden. Integrated dishwasher, pull out larder, fridge/freezer, double oven and gas 5 ring hob. Extensive storage in addition to a separate utility room
- Door from the kitchen into the garage, offering scope to extend into to create a larger kitchen/ diner or additional reception room if desired
- Level enclosed garden, designed to be low maintenance, offering a sun trap position that can be enjoyed year round
- 1st floor; en suite double bedroom with full wall of mirrored wardrobes, 3 further bedrooms (one of which is used as a study) and family bathroom with shower over bath
- Stairs to the 2nd floor, which is given over to a superb master suite; large double bedroom with extensive fitted wardrobes, and an exceptionally large en suite bathroom featuring twin sinks, Spa bath, separate large shower and further storage



LOCATION - Lindford is a popular small semi rural village just into Hampshire famed for the River Wey running through it. The area has extensive surrounding countryside, of particular note is Broxhead Common nature reserve which is famous for its heather and wildlife (especially the nightjar). This area forms part of the Shipwrights Way where you can walk, cycle or ride to Bentley in the north or Portsmouth Dockyard in the south. The Shipwrights Ways also runs through Bordon Woods and borders the River Wey. Local shops and services are available nearby with the larger towns of Farnham, Alton and Petersfield offering high street shopping and main line rail connections, and are within a ten mile or so radius. The smaller town of Liphook, with a slower train service into London is less than 5 miles away.

DIRECTIONS - From Grayshott take the B3002 westwards, going through Headley Down and into Headley. As you come down the hill out of Headley turn left onto Mill Lane. At the end turn right onto the Liphook Road (B3004). At the roundabout take the 1st exit onto Windsor Road. At the end turn left into Sycamore Road and then right into Rowan Road. No 17 can be found on the right hand side

COUNCIL TAX - East Hampshire District Council/Hampshire County Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES - All mains services. Approximately £300 a year service charge for management of the development



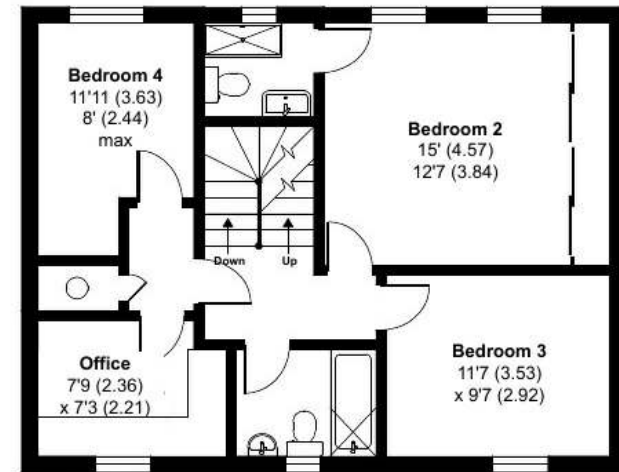
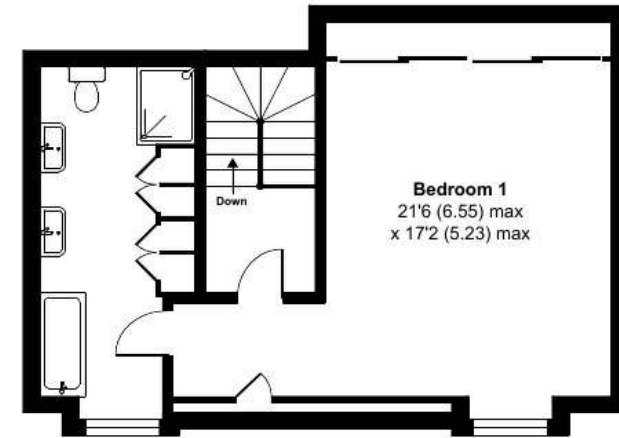
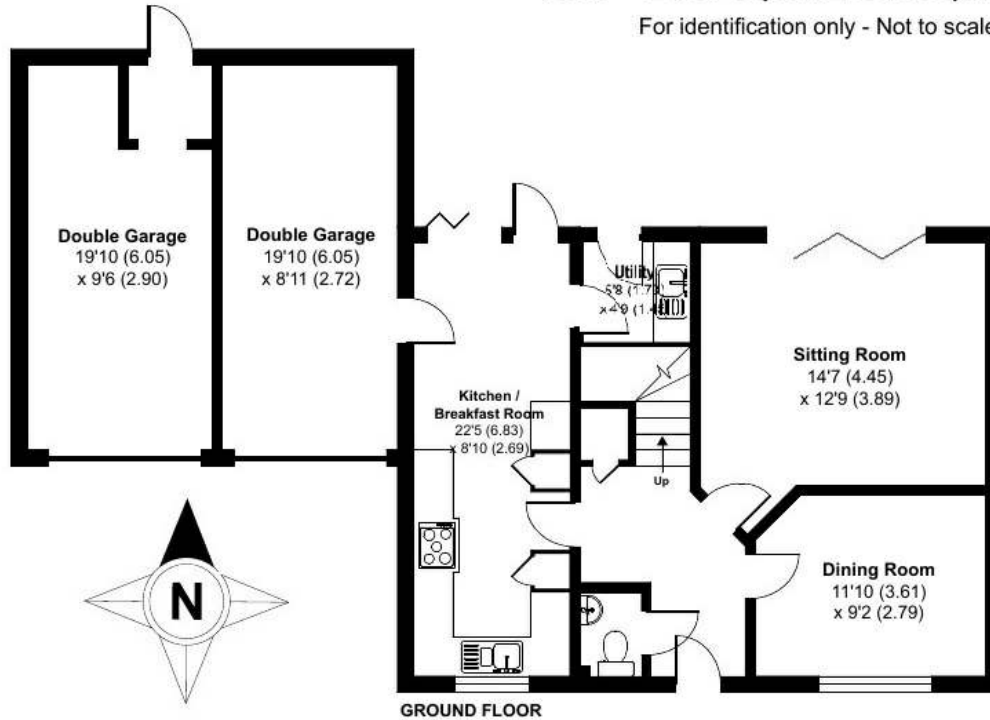
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Approximate Area = 1813 sq ft / 168.4 sq m

Garage = 376 sq ft / 34.9 sq m

Total = 2189 sq ft / 203.3 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 2022. Produced for Warren Powell-Richards. REF: 858227

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		77
B (81-91)			
C (69-80)			
D (55-68)		67	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

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