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Lindford Cottage | £499,500

Lindford | Hampshire | GU35 0NZ



Lindford Cottage

Headley Road, Lindford, Hampshire, GU35 0NZ

£499,500 Freehold

Charming attached cottage, with origins dating back to the 17th century, situated within the most delightful south facing cottage gardens. Retaining numerous original features whilst providing spacious accommodation for modern living.

- Lindford Cottage may well have been one of the first dwellings in Lindford, with its origins believed to date from the 17th century, and is a rare find in what is generally a very modern village
- Situated a short distance from the village crossroads it would have historically had a highly prominent position. Nowadays the mature gardens ensure it is fully secluded and is an oasis of tranquillity with a well nurtured and stocked level south facing garden
- To the front of the plot is a garage/workshop with electric door and off road parking, a gate from here opens into the gardens and a brick paved path takes you to the front door; this opens into an entrance porch with cloakroom
- The sitting room is one of the rooms to benefit from period features with wall and ceiling beams and an inglenook fireplace, now housing a wood burner
- A door from the sitting room takes you to a ground floor en suite double bedroom
- Fitted kitchen with door opening onto a large south facing modern conservatory overlooking the gardens
- A good sized dining room, also with beamed ceilings, has stairs to the first floor to one end
- All the rooms on the first floor are south facing. Two good sized bedrooms, the master bedroom having built in wardrobes, and a family bathroom
- The garden is the real jewel in the crown and has to be seen to be appreciated, with mature floral border, lawn, ornamental pond, patio area, vegetable beds and fruit cages
- Replacement double glazing throughout in a sympathetic styling
- Offered with no onward chain



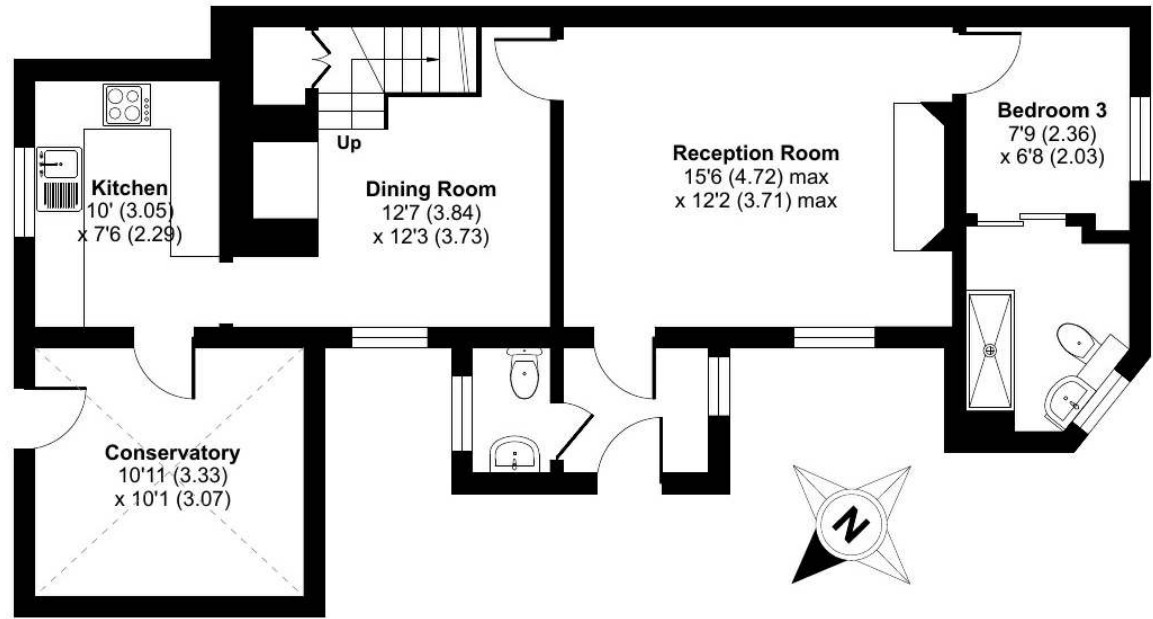
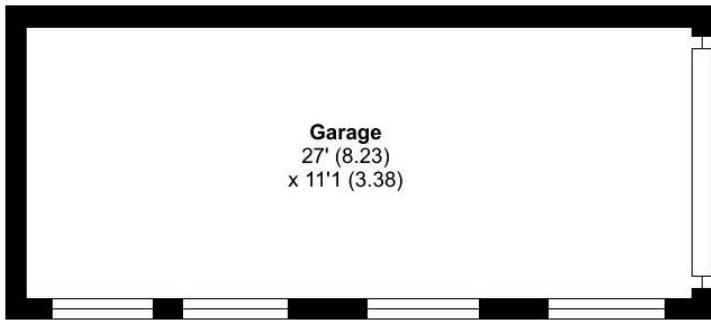
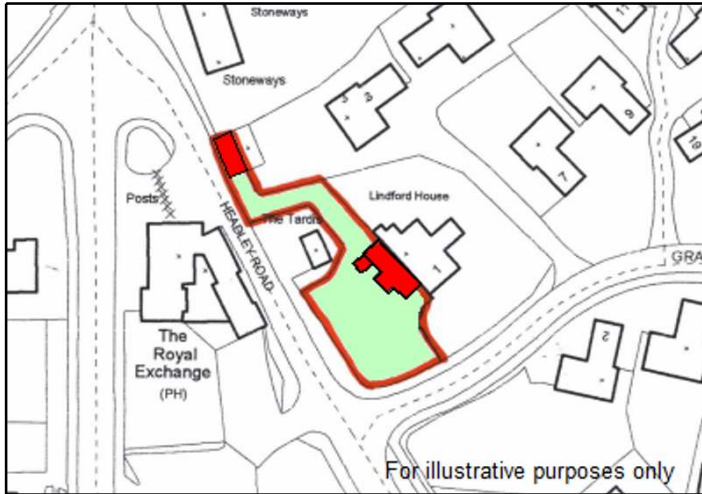
LOCATION - Lindford is a popular small semi rural village just into Hampshire famed for the River Wey running through it. The area has extensive surrounding countryside, of particular note is Broxhead Common which is part of the National Trust and is famous for its heather and wildlife (especially the 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 towards Headley Down for approximately 4-5 miles, passing through Headley Down and Headley Village. Follow the road past Mill Lane farm, and follow around the right hand and left hand bends. The driveway for Lindford Cottage can be found on the right just after the turning for Grayshott Laurels.

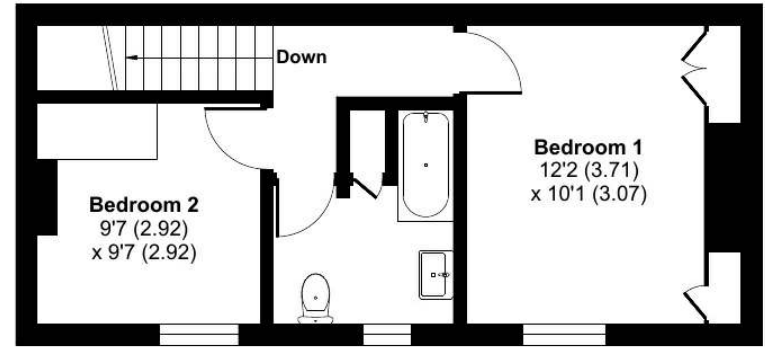
COUNCIL TAX - East Hampshire District Council / Hampshire County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES - All mains services





GROUND FLOOR



FIRST FLOOR

Headley Road, Lindford, GU35

Approximate Area = 1454 sq ft / 135 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 967717

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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