



Foley Estate Liphook GU30

£3,500 Per Month - Available Now

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*Beyond your expectations*



*A charming four bedroom cottage set in the tranquil grounds of a prestigious country estate.*

Newly refurbished | Master bed with en suite | Private garden | Off street parking | Wood burners |  
Countryside location | Far reaching views.

### Description

A charming four bedroom cottage set in the tranquil grounds of a prestigious country estate. Thoughtfully arranged over two floors this attractive period property offers the perfect combination of modern comforts and period charm. Accommodation comprises master bedroom with en suite, two generous double bedrooms and a further single bedroom which would make an ideal office or dressing room. The first floor also benefits from a beautiful contemporary family bathroom. The ground floor offers ample living/entertaining space with a comfortable reception room complete with a brand new wood burner and doors opening onto the terrace, generous dining room, brand new country kitchen and downstairs WC. A plumbed utility space is available off the kitchen.

Completely refurbished this idyllic property is finished to a high standard throughout, catering for modern living yet it's fire places are sensitive to the property's origins. The property also benefits from off street parking and a private garden with far reaching views across stunning Hampshire countryside.

### Situation

Just moments from the pretty village of Liphook, this charming property is situated in the grounds of the highly desirable Foley Estate.

### Furnishing

Unfurnished



### Hamptons Farnham Lettings

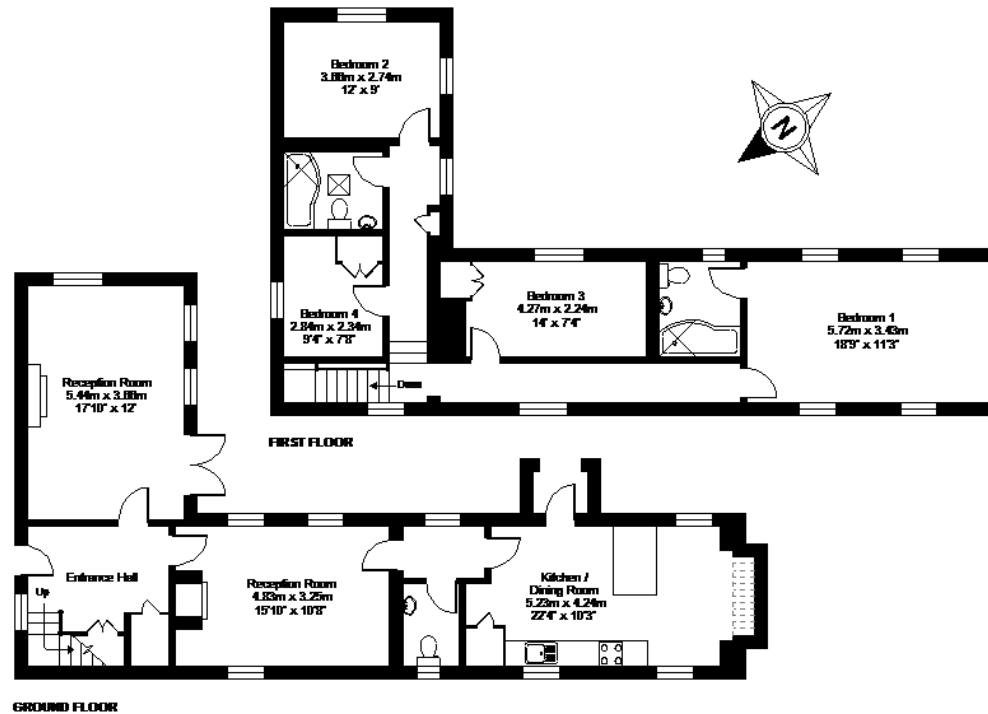
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## Floorplan



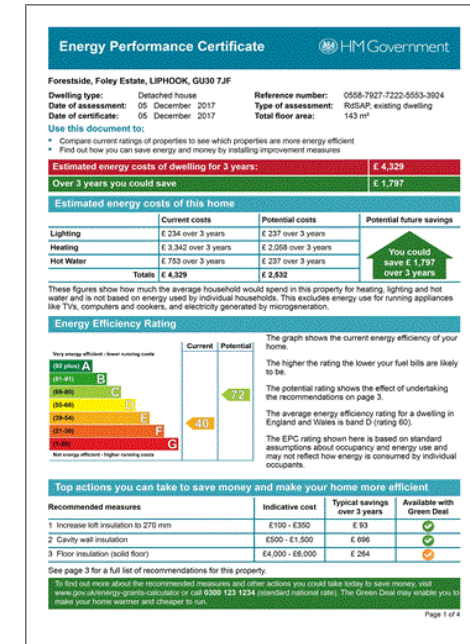
### Forestside, Foley Estate, Liphook, GU30

APPROX. GROSS INTERNAL FLOOR AREA 1638 SQ FT 152.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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