



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



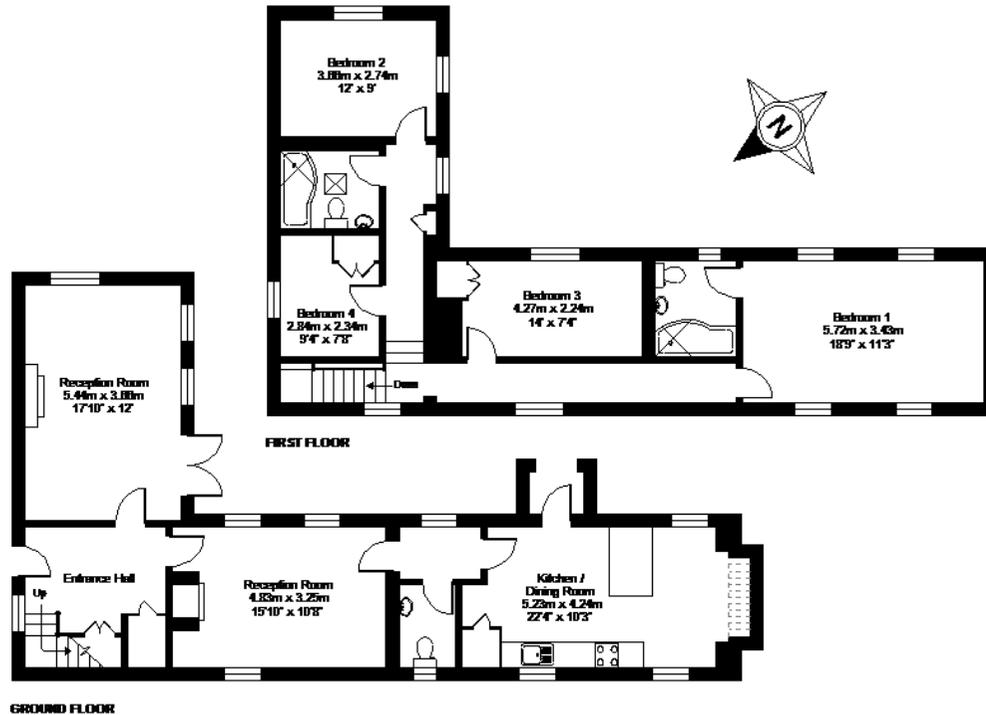
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Forestside, Foley Estate, Liphook, GU30

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

Whilst every effort 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 HM Government

Forestside, Foley Estate, LIPHOOK, GU30 7JF

Dwelling type: Detached house Reference number: 0558-7027-7222-5553-3024
 Date of assessment: 05 December 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 December 2017 Total floor area: 143 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,329
Over 3 years you could save £ 1,797

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 237 over 3 years	
Heating	£ 3,342 over 3 years	£ 2,008 over 3 years	You could save £ 1,797 over 3 years
Hot Water	£ 753 over 3 years	£ 237 over 3 years	
Totals	£ 4,329	£ 2,582	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£ 63	✓
2 Cavity wall insulation	£300 - £1,500	£ 696	✓
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 264	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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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