



Conford, Liphook  
Hampshire, GU30



*Beyond your expectations*



# Well presented barn conversion in idyllic village position

**Hamptons International**  
10 The Square, Liphook, Hampshire, GU30 7AH  
Sales. 01428 722031  
liphook@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Master Bedroom with En Suite Shower Room | Four Further Bedrooms (Two with En Suite Bath/Shower Rooms) | Family Bathroom | Vaulted Entrance Hall | Sitting Room | Study | Kitchen/Dining/Family Room | Utility Room | Games Room | Studio | Double Garage | Grounds of 4.7 acres

## Guide Price £1,500,000 Freehold

### Description

A superbly presented barn conversion with spacious, flexible family accommodation and good entertaining space. Originally an agricultural barn, the property benefits from a large farmhouse style kitchen with central island and Aga and large dining area with double doors to the garden. As you enter the property there is a large vaulted entrance hall leading to a cosy sitting room with fireplace. The accommodation is very flexible with two bedrooms on the first floor comprising a fabulous master suite with fitted cupboards and en suite shower room, whilst across the landing is a guest suite with well presented en suite bathroom. On the ground floor are a further three bedrooms, one of which has a dressing suite, walk-in cupboard and en suite bathroom. Study with stairs to games/hobby room, ideal for teenagers or as office space. The barn is beautifully presented with light honey coloured beams and a good degree of light and space and vaulted ceilings in some of the rooms. To the rear are fine views across the garden and grounds. An internal viewing is highly recommended.

### Outside

A shingle driveway leads to an ATTACHED DOUBLE GARAGE with parking for several vehicles to the front and also to the side a five bar gate leads to the fields and paddocks. Double gates lead into the enclosed gravelled courtyard front garden with patio areas to the front of the property. Access leads to the rear garden where a wide patio extends across the back of the house with steps up to a lawned area. STUDIO with double doors,

power, light, plumbing and drainage suitable for office space or potential annexe. Beyond the formal garden are fields and paddocks. In all the GROUNDS EXTEND TO 4.7 ACRES.

### Location

The property is located in a private rural position in the hamlet of Conford, surrounded by open countryside and National Trust commons. Liphook village, within about 2.5 miles, offers an excellent range of shopping and recreational facilities. The village also has a station on the Portsmouth/Waterloo main line. There is an excellent choice of both state and private schools in the vicinity including Highfield, Churchers College, Bedales, Amesbury and Bohunt Secondary School which won the TES School of the Year in 2014.

### Additional Information

SERVICES: All Mains Services. Gas Fired Central Heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

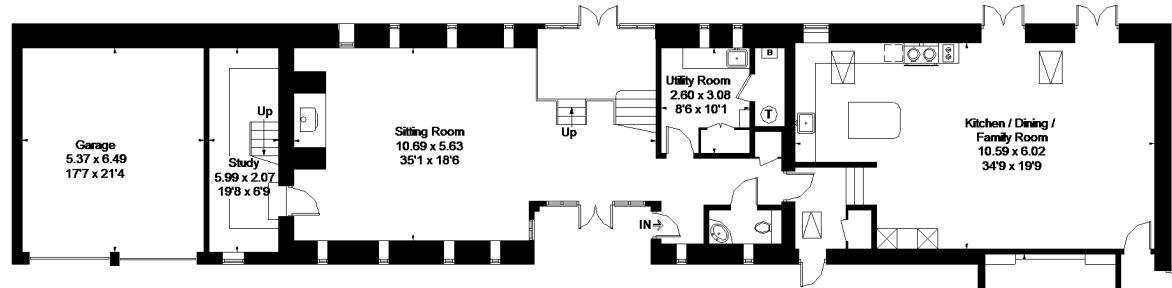
# Conford, Liphook

Approximate Gross Internal Area = 311.5 sq m / 3353 sq ft

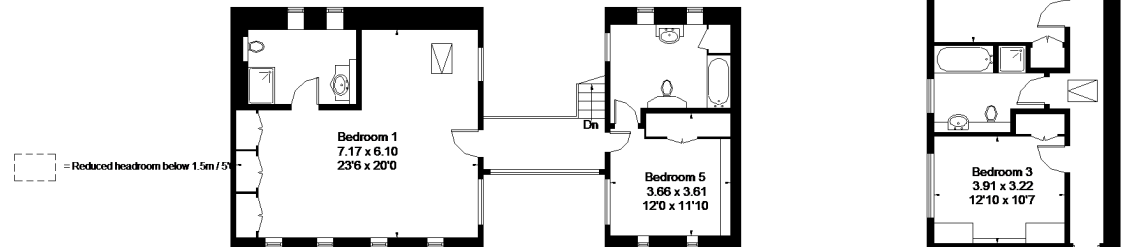
Garage = 65.2 sq m / 702 sq ft

Studio = 15.3 sq m / 165 sq ft

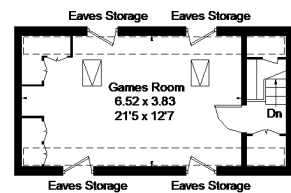
Total = 392 sq m / 4219 sq ft



Ground Floor

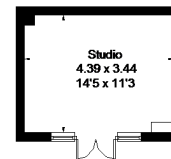


First Floor



Garage - First Floor

(Not Shown In Actual Location / Orientation)



Studio

(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 170172

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



