



Lindford Chase, Lindford  
Hampshire, GU35



*Beyond your expectations*



# Well presented detached family home in small close

Hamptons International

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

Master Bedroom with Ensuite Shower Room | 3 Further Bedrooms | Family Bathroom | Cloakroom | Sitting Room | Dining Room | Kitchen/Breakfast Room | Garage | Parking for Several Cars | Private Rear Garden | Cul-de-Sac position

## Guide Price £435,000 Freehold

### Description

This well presented family house holds an excellent position in the corner of the cul-de-sac with a good degree of privacy and parking for several vehicles. The property was purchased by the owners in the last 10 years and internally has been improved with a refurbished kitchen, family bathroom and ensuite. The property provides good family accommodation over two floors with large sitting room with archway through to dining room and door through to modernised kitchen/breakfast room which has built in appliances including Neff convector oven, combination microwave oven, Bosch five ring gas hob and extractor and waste disposal unit. There are four bedrooms on the first floor with the main suite having an ensuite shower room which again has been beautifully refurbished by the current owners providing a luxurious bathroom with porcelain tiles, underfloor heating and recessed down lights. An internal inspection is highly recommended to appreciate the quality of this house.

### Outside

To the front, the property is approached by a driveway with parking for several cars and a path leading to the front door and garden to one side. Side access leads to the rear where there is a small paved patio across the rear of the house, the rest of the garden being laid to lawn. The garden is enclosed by fencing which has been replaced by the current owners and has a good degree of privacy.

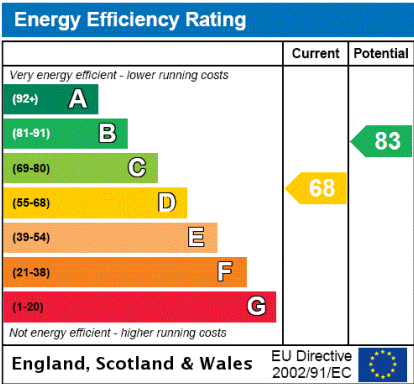
### Location

Occupying a pleasant position at the end of a short close within about 400 yards from the centre of Lindford village with its range of local shops and newly reopened public house and restaurant. More comprehensive facilities are available within the town of Liphook, within about 4 miles, including a railway station on the Waterloo/Portsmouth main line. There are many acres of fine countryside close at hand including much under the ownership of the National Trust.

### Additional Information

SERVICES: All Main Services. Gas Fired Central Heating. Double Glazing.

LOCAL AUTHORITY: East Hampshire District Council

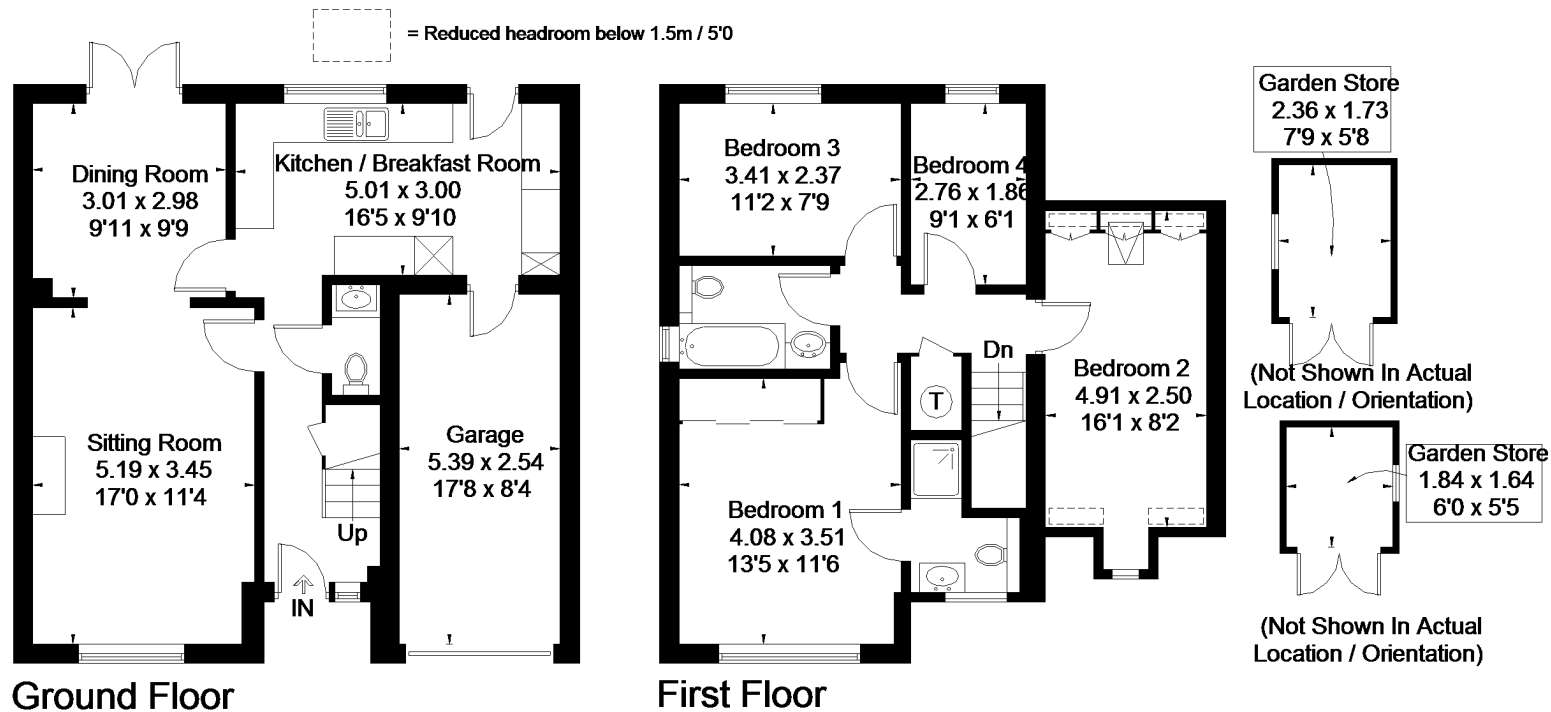


## Lindford, Hampshire, Lindford

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft

Garden Room = 7.2 sq m / 77 sq ft

Total = 131.3 sq m / 1413 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 174500

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.

