



Forest Road, Whitehill  
Hampshire, GU35



*Beyond your expectations*



# Extensive accommodation with potential

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)

Fourteen Bedrooms (most with washbasins) | Two Bathrooms | Two Shower Rooms | Cloakroom | Hallway | Three Sitting Rooms | Three Dining Rooms | Kitchen | Kitchen/Breakfast Room | Two Utility Rooms | Store | Double Garage | Garden of about 0.3 acre

## Guide Price £699,950 Freehold

### Description

This former Victorian house was previously run as a care home and has spacious and extensive accommodation with many bedrooms and reception rooms. The care home is now closed and the property is currently being used as a family house. The property has good accommodation with the origins of the older style house with extensions being added to it over the years. The property offers much potential either to be opened up and converted into a large family house or there is obvious development/planning potential subject to the relevant consents and permissions. An internal inspection is highly recommended to appreciate the flexibility and uniqueness of this house.

### Outside

Approached by a large driveway providing parking for numerous vehicles with a DETACHED GARAGE to one side. There is an area of lawn to the front with footpath to the front door. The rear garden is mainly laid to lawn enclosed by hedging and trees. In all the garden EXTENDS TO ABOUT 0.3 ACRE.

### Location

Located at the Whitehill end of Forest Road, there is a range of local facilities nearby including Tesco and Lidl supermarkets, community hospital and schools for all age groups. The village of Liphook is about 4 miles distant and offers further facilities including a station on the Portsmouth/Waterloo main line. The nearby towns of Alton, Farnham and Petersfield all offer more extensive

shopping, educational and recreational facilities. The surrounding area is renowned for its outstanding natural beauty, much under the ownership of the National Trust.

### Additional Information

SERVICES: All Mains Services.

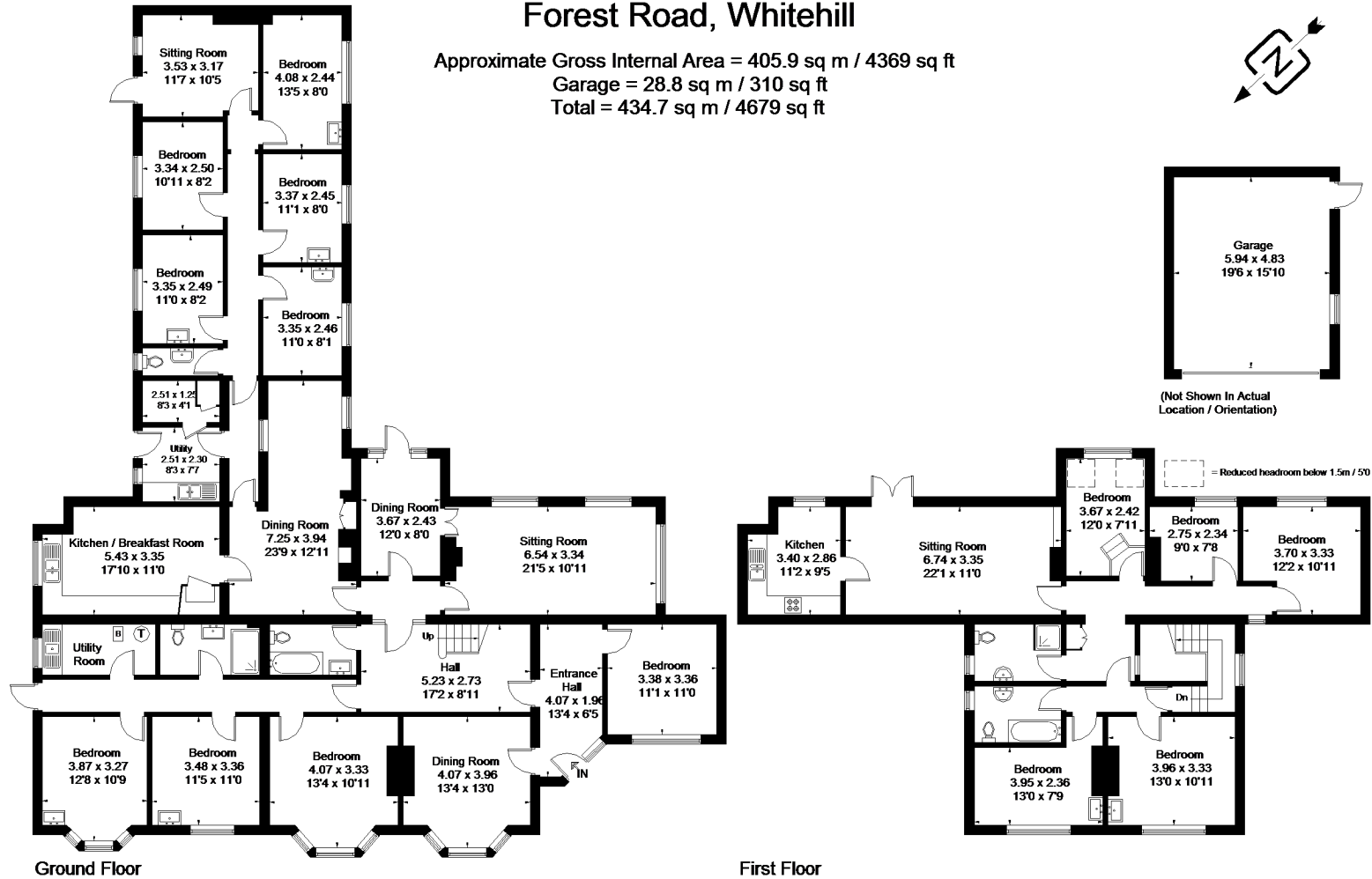
LOCAL AUTHORITY: East Hampshire District Council



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>		76
(55-68) <b>D</b>	61	
(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	

## Forest Road, Whitehill

Approximate Gross Internal Area = 405.9 sq m / 4369 sq ft  
 Garage = 28.8 sq m / 310 sq ft  
 Total = 434.7 sq m / 4679 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 172490

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.



