



LIPHOOK, HAMPSHIRE, GU30 7JF

A picturesque farm cottage in a private estate setting with stunning views over fields. It has been extended to provide flexible family accommodation to include five bedrooms.

Available: 3rd March 2021

£2,750 PCM PCM (Per Calendar Month)

House - Detached, 5 Bedroom, 3 Bathroom, 3 Reception, Unfurnished

Key Features

- Country House





THE PROPERTY



Description

Internally on the ground floor the property includes an entrance hall and a double aspect formal sitting room with open fire, views over fields and doors opening to rear garden. There is also a dining room which also has an open fire and pleasant outlook over fields and door to the rear garden, a modern galley kitchen with timber worktops, cooker, hob & dishwasher, large family room which leads to two bedrooms and a family bathroom with a shower over the bath.

On the first floor is the large master bedroom which is double aspect with stunning views over the countryside and includes an ensuite with roll top bath and two further bedrooms including one ensuite.

Outside the cottage the gardens surround the property on three sides and there is ample parking.

Location

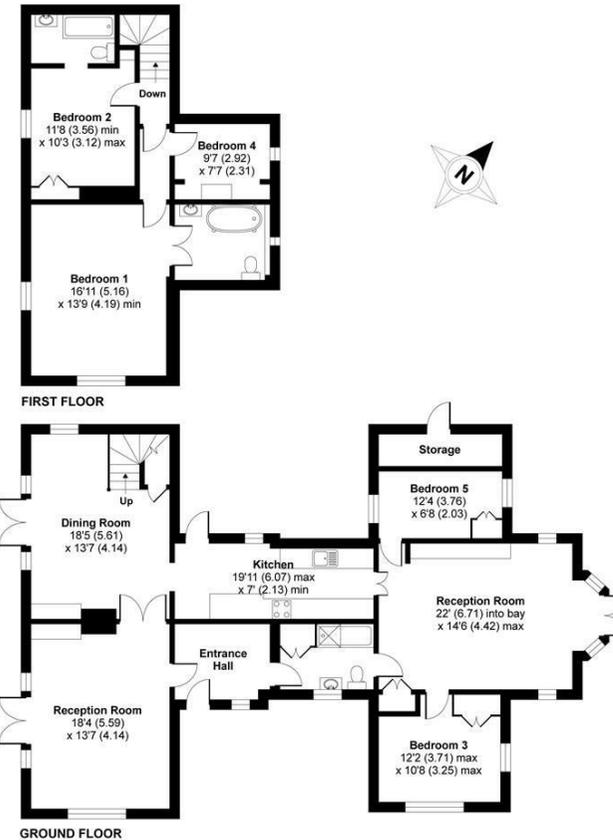
Liphook is approximately 1.5 miles with a range of everyday shops whilst Haslemere and Guildford are nearby with the new Hindhead Tunnel and both provide comprehensive facilities, including rail services, restaurants and shops. For the commuter by road, the A3 connects with the M25 road network is within easy reach and provides access to London, Gatwick and Heathrow airports. The A3 south leads to Portsmouth and the coast. The area is particularly well served by excellent private and state schools, and is renowned for its attractive countryside all of which is part of the South Downs National Park, providing lovely walks and a wealth of Golf courses, and some great country pubs.

Available March



Reedy Cottage, Foley Estate, Liphook, GU30

APPROX. GROSS INTERNAL FLOOR AREA 1990 SQ FT 184.8 SQ METRES (EXCLUDES STORAGE)



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 initial guidance only and should not be relied on as a basis of valuation.

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