

FOLEY ESTATE





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LIPHOOK, HAMPSHIRE, GU30 7JF

Delightful, two bedroom detached cottage, redecorated throughout, located in a wonderful, rural location within the sought after Foley Estate.

Available: 24th May 2024

£1,950 Per Month (Per Calendar Month)

House - Detached, 2 Bedroom, 1 Bathroom, 2 Reception, Unfurnished

Key Features

- Stunning rural location
- Refurbished throughout
- Two bedrooms
- Two reception rooms
- Private garden
- Available now



THE PROPERTY

Description

On the ground floor there is a sitting room, dining room with wood burning stove and open into the modernised kitchen (please note only cooker and hob provided).

On the first floor are two double bedrooms and a refurbished bathroom with a shower over the bath.

Outside is parking for two cars and a charming, private and enclosed rear garden with brick built storage shed.



Location

The house enjoys an attractive and rural position on the sought after Foley Estate, close to the village of Liphook on the edges of both the South Downs National Park and the Surrey Hills Area of Outstanding Natural Beauty.

Liphook village benefits from a range of convenience shopping for daily needs, whilst the historic towns of Haslemere and Petersfield are within easy reach offering a range of amenities, including supermarkets, churches, banks and restaurants in addition to the main line station with a fast and frequent service to London Waterloo. For a greater selection of shops and amenities Guildford offers a full range of shopping, leisure and cultural amenities. Road connections are excellent via the Hindhead tunnel affording the A3 fast and direct route between London and Portsmouth, whilst also connecting with the M25 at Wisley for Gatwick and Heathrow airports and the national motorway network. To the south, the A3(M) and M27 provide access to Southampton ferries and airport and the West Country.

In addition there is very local access to The Deers Hut public house, Old Thorns hotel, spa & golf club, Liphook Gold Club, Champney's Spa at Forest. In addition to the above, the magnificent local countryside includes The Devil's Punchbowl and Blackdown is ideal for walking, cycling and riding enthusiasts.

Available now

EPC E

East Hampshire Council tax band D

Water charged by the estate at £50 per month for fresh and waste water

Holding deposit: £450



Foley Estate, Liphook, GU30

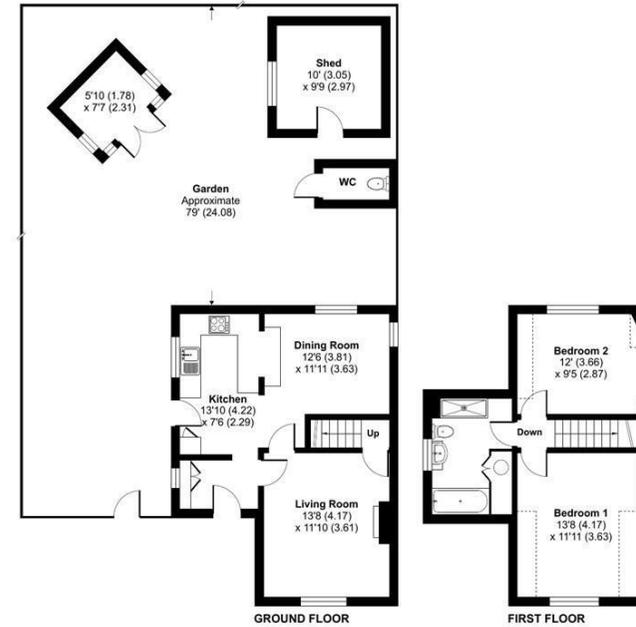
Approximate Area = 833 sq ft / 77.3 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Outbuildings = 162 sq ft / 15 sq m

Total = 1044 sq ft / 96.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grantleys. REF: 112046

Guildford

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