

39 CHAPEL GARDENS

LINDFORD • HAMPSHIRE

39 Chapel Gardens, Lindford, Hampshire, GU35 0TA

A rare find; a substantial detached bungalow in a tucked away position with stunning gardens which run down to the River Wey. Current configuration includes an annex.

Situated at the end of a private road, enjoying a particularly quiet and private position, with mature front garden, driveway parking and wisteria clad detached double garage.

This five bedroom bungalow is currently arranged as a 3 bedroom main residence and 2 bedroom annex, but there is scope for it to be converted into one large family home. The main bungalow has been in family ownership for over 30 years with the large annex added in 1991.

The main front door opens into an entrance hall with the reception space to the left and bedrooms to the right.

There is a large double aspect sitting room with sliding patio doors into a spacious conservatory which overlooks the garden.

Overlooking the front garden are the kitchen and formal dual aspect dining room. The kitchen benefits from a range of built in drawers and cupboards with an island/breakfast bar and integrated double oven plus gas hob with space for further white goods.

There are three bedrooms and a family bathroom with separate cloakroom.

Access can be made into the annex via the master bedroom, but there is a separate formal entrance meaning the accommodation can be either fully integrated or completely independent.

From the front garden a front door opens into the annex entrance hall. Heading through the kitchen/breakfast room you head into a charming sitting room with south facing bay window and sliding patio doors onto a private courtyard garden. Heading in the opposite direction from the entrance hall there is a master bedroom with en suite shower room and patio doors to the main garden, plus a further bedroom and bathroom.

The accommodation is generous and versatile offering great scope for a single family or multi generations coming together.

The real stand out feature of this property though are the gardens, more on this below...



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OUTSIDE AND FURTHER INFORMATION

To the back of the bungalow are simply beautiful gardens, which have been lovingly curated and landscaped over the last 30 years. Adjacent to the conservatory is a paved patio area which is ideal for dining and entertaining, with lawns extending away edged by mature borders and feature shrubs offering colour and interest throughout the year. There is an ornamental pond, with two greenhouses and a tucked away spot with raised beds for fruit and vegetable growing. At the end of the formal garden is a Wisteria clad wooden divide with a gate through to a hidden garden. Steps take you to a second lawn which has pathways mown through it (so it can remain a wildlife haven) down to the River Wey, an idyllic spot to watch wildlife or simply enjoy the peace and quiet. There is a shed down here for the essentials. A very special spot to call your own.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** E (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. It additionally benefits from solar panels to the roof providing a direct energy supply with battery storage available. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Private Road: No costs known or request to date



Annex master bedroom



Annex sitting room



Annex courtyard garden



Annex kitchen





LOCATION

Chapel Gardens is a quiet residential position within walking distance of Lindford village centre shops and services.

Lindford is a popular small semi rural village just into Hampshire famed for the River Wey running through it. The area has extensive surrounding countryside, of particular note is Broxhead Common Nature Reserve which is famous for its heather and wildlife (especially the nightjar). This area forms part of the Shipwrights Way where you can walk, cycle or ride to Bentley in the north or Portsmouth Dockyard in the south. The Shipwrights Ways also runs through Bordon Woods and borders the River Wey.

Local shops and services are available nearby, including a Social Club with function room and the superb Royal Exchange pub. The larger towns of Farnham, Alton and Petersfield offer high street shopping and main line rail connections, and are within a ten mile or so radius. The smaller town of Liphook, with a slower train service into London is less than 5 miles away.

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Approximate Area = 2727 sq ft / 253.3 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1300549

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