

TANGLEWOOD

LIPHOOK ROAD • WHITEHILL

Tanglewood, 2 The Woodlands, Liphook Road, Whitehill, GU35 9AL

Generous and beautifully presented split level house in a small cul de sac with gardens extending into light woodland. Offered with no onward chain.

Situated in a small, quiet cul de sac of 5 prestigious homes, with elevated views to the rear over woodland, whilst being only a moment or two's walk from woodland within Woolmer Forest on South Downs National Park.

Generous front garden with Herringbone block driveway leading to an integral double garage (with remote control twin electric roller doors).

Spacious entrance hall with wc and access to two reception rooms; currently arranged as a large study which would also make a fabulous family/play room and a smaller study currently utilised as a pantry/utility area which offers internal access to the garage.

From the hall are a half set of stairs down to further reception rooms and another half set of stairs up to the bedroom accommodation.

Continuing with the reception space there is a large L-shaped sitting room, some 27'3 wide with both windows and patio doors overlooking the rear garden and a central fireplace with gas fireplace providing a central focal point.

Double aspect kitchen with space for a breakfast table as well as access into a utility room with side access to the garden. The kitchen is fitted with an extensive range of drawer and cupboard storage plus integrated double oven, 2 electric hob ring and 4 ring induction hob with space for a dishwasher and fridge.

Between the sitting room and kitchen is a generous dining room with patio doors onto the garden, which can be retained as a formal dining space, but also offers the potential to be opened up to the kitchen to create an open plan kitchen/dining room.

Moving to the first floor there are four double bedrooms, all of which benefit from built in wardrobes and overlook the back garden enjoying a sunny aspect and incredible privacy. There is a super master bedroom with two sets of built in storage and an en suite bathroom featuring sink with built in vanity unit which extends into a dressing table.

Completing the accommodation is a family bathroom with both bath and separate shower unit.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

















OUTSIDE AND FURTHER INFORMATION

Perfectly balancing the generous accommodation are large south east facing rear gardens which extend into light woodland at the rear. Adjacent to the rear of the house and extending around the side of the kitchen is a paved patio providing an ideal entertaining space, with a tucked away garden shed providing useful storage. Extending away from the patio is a lawn flanked by mature well stocked flower beds with a further larger lawn beyond sloping down to the bottom of the plot interspersed with mature trees and shrubs including apple trees, acers, camelias, and roses. At the bottom of the lawn is are a couple of fruit cages and access into private light woodland.

Tenure: Freehold **EPC Rating:** C **Council Tax Band:** G (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, plus solar panels to the roof

Broadband and Mobile services: Visit checker.ofcom.org.uk **Private Road:** No formal arrangements for contributions







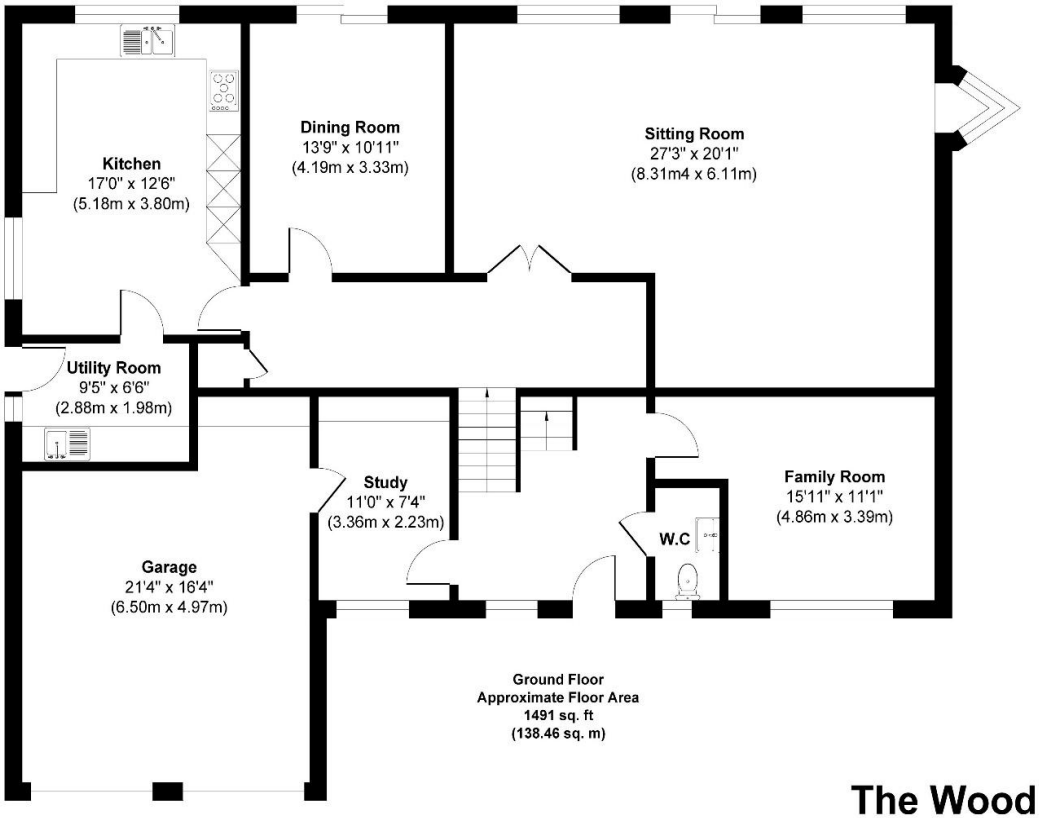



LOCATION

Located at the end of a small quiet private cul de sac, off the Liphook Road, only moments from woodland walks within Woolmer Forest on South Downs National Park, and an easy walk of shops and services in both Bordon and Whitehill. St Matthew's primary school is close by with further schools including the newly built Secondary School in the neighbouring town of Bordon.

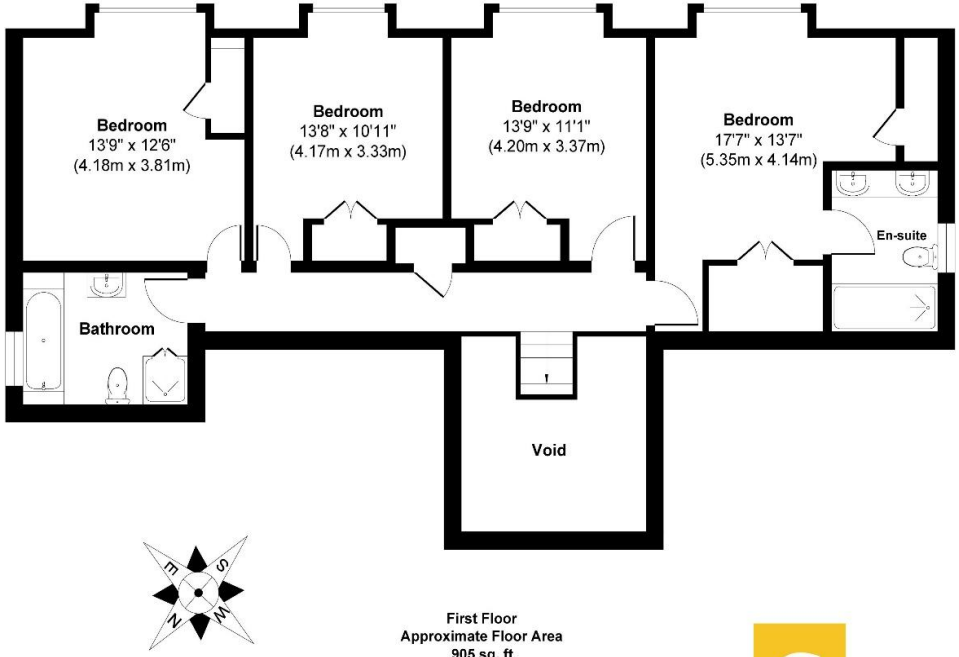
Blackmoor Golf Course, established in 1913, is less than a mile away. It's a traditional heathland course, interspersed with Pine, Birch and Oak trees. Designed by Harry Colt it is a lovely facility to have on the doorstep and as well as affording lovely views, it offers beautiful walking opportunities, as well as the odd round of Golf! Hogmoor Inclosure is close by (ideal for walking, playing, enjoying a coffee in the cafe or partaking in a Park Run). The Deadwater Valley Nature Reserve also covers much of Whitehill. The village falls on the edge of the South Downs National Park offering some lovely views.

Whitehill is a small village benefitting from a small number of local shops, with a greater range of shops and facilities close by in the neighbouring town of Bordon. The larger towns of Farnham and Petersfield are close by with main line railway stations offering a fast service into London Waterloo (Liphook and Liss offer a stopping service, both approx. 5-6 miles away). Bordon had a long standing history with the British Army, however following their departure in 2015 there has been an extensive programme of development for Whitehill and Bordon. Further details can be found at www.whitehillbordon.com.



Ground Floor
Approximate Floor Area
1491 sq. ft
(138.46 sq. m)

Garage
Approximate Floor Area
307 sq. ft
(28.56 sq. m)



First Floor
Approximate Floor Area
905 sq. ft
(84.08 sq. m)

The Woodlands

Approx. Gross Internal Floor Area

2703 sq. ft / 251.10 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Produced by Home Focus Studio Ltd.

Seymours

Seymours

Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155
sales@seymours-grayshott.co.uk
www.seymours-estates.co.uk





The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.