



10 THE LINDENS

LINDFORD • HAMPSHIRE

10 The Lindens, Frensham Lane, Lindford, Hampshire, GU35 0QG

Spacious and well-presented ground floor two bedroom apartment within an attractive development. Allocated parking and communal gardens. No onward chain.

- Private front door at ground level opening into a spacious reception hall
- Living room with space for both lounge and dining furniture, and patio doors onto the communal gardens
- Good sized kitchen offering an excellent range of drawer and cupboard storage plus integrated oven and gas hob with space for further white goods and a breakfast table
- Large master bedroom with built in wardrobes and two windows allowing plenty of natural light in
- 2nd double bedroom/study/separate dining room
- Shower room with walk in shower
- Offered with no onward chain
- Allocated parking and visitor spaces
- Surrounding communal grounds
- Only a short stroll to the local shops, the hugely popular family pub, The Royal Exchange and woodland walks at Broxhead Common, Bordon Inclosure. Further walks can be enjoyed along the Shipwrights Way which heads all the way down to Portsmouth
- Balance of a 125 year lease issued in January 2003
- Ground rent £150 per annum
- Annual service charge £800 plus approx £234 for building insurance



KEY INFORMATION

Two double bedrooms
Ground floor with private front door
Allocated parking
Village Centre
No Onward Chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk



LOCATION

Frensham Lane is a quiet road leading from the village centre out to a more rural landscape. It is within walking distance of local shops and amenities, and only a short drive of a wider selection in the adjoining town of Bordon. 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 with the larger towns of Farnham, Alton and Petersfield offering 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.

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C (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.

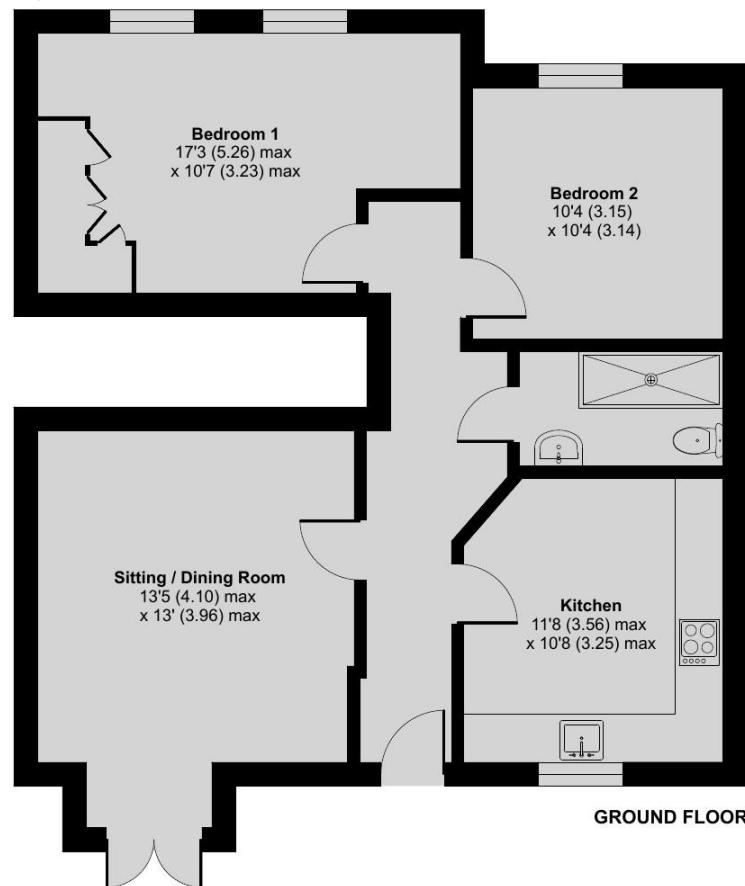
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Frensham Lane, Lindford, GU35

Approximate Area = 751 sq ft / 69.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1410170



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