

162 HAWTHORN WAY

LINDFORD • HAMPSHIRE

162 Hawthorn Way, Lindford, Hampshire, GU35 0RB

Beautifully presented two bedroom-two bathroom end of terrace home in a quiet tucked away position. Benefitting from a level enclosed garden, 2 allocated parking spaces and no onward chain.

- Tucked away cul de sac at the end of Hawthorn Way, occupying possibly one of the most desirable positions within the development, with the house looking onto green open parkland, creating a lovely rural feel
- The frontage of the house is particularly attractive with a decorative gabled central brick entrance contrasting with pale rendered walls to either side
- The front garden is principally laid to lawn with a central pathway to the front door, which in turn opens into a welcoming entrance hall with cupboard storage, WC and stairs to the 1st floor
- Stylish dual aspect kitchen/breakfast room fitted with an extensive range of built in drawer and cupboard storage plus breakfast bar, integrated oven and gas hob. There is scope to remove the breakfast bar and replace with a larger table if required as there is plenty of space
- Double aspect living room with central fireplace housing an electric wood burning stove and patio doors onto a patio and the garden beyond
- To the first floor are two well presented double bedrooms; one benefitting from an en suite and built in wardrobe, the other enjoying a dual aspect and use of the family bathroom
- The rear garden is a charming space, providing two patio areas linked by a pathway separating a flower bed and lawn area with space for a garden shed
- 2 Allocated parking spaces close by
- Offered with no onward chain
- A popular development with several areas of open space interspersed with mature trees and only a five minute walk to the local nursery, primary school and playground. The village hall, local shops and Lindford pub are also within walking distance!



KEY INFORMATION

End of terrace
Two double bedrooms
Two bath/shower rooms
Front and rear garden
2 allocated parking spaces
No onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Hawthorn Way is part of a development built in 2007, there are several areas of greenery and trees, as well as a wide open area adjacent to the Village Hall (which was built at the same time). It is a quiet residential area, and suits couples and families alike. 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 the highly favoured Royal Exchange pub, refurbished to an excellent standard in 2015, 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.

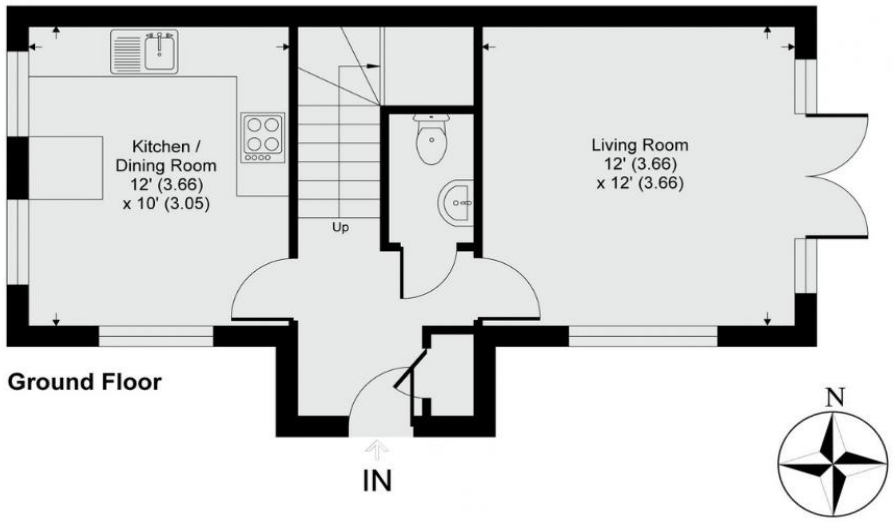
Tenure: Freehold **EPC Rating:** C **Council Tax Band:** C (Correct at time of publication and is subject to change following a council revaluation after a sale)

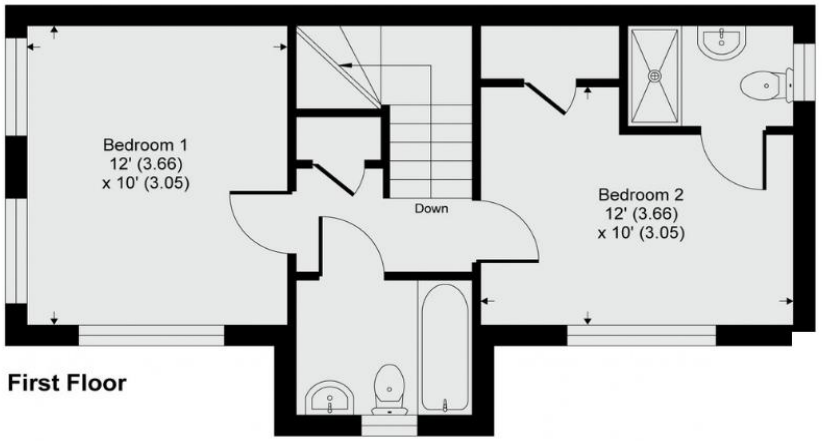
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Development Charges: Maintenance of communal areas within development by Meadfleet (managing agent). Approx £300 per year. (As of Sept 2026)

Hawthorne Way, GU35

Approximate Gross Internal Area = 71.2 sq m / 767 sq ft





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