



CHARTWELL

CONFORD • LIPHOOK

Chartwell, Conford Road, Conford, Liphook, Hampshire, GU30 7QN

A truly special opportunity; a generous detached house with flexible accommodation and an abundance of parking, right on the doorstep of acres of National Trust land at Passfield Common. Situated within the tranquil surrounds of the hamlet of Conford whilst retaining the convenience of easy access to the A3 and Liphook.

There are two gated entrances to this unique family home, built to the owners exacting standards some twenty six years ago. Both approaches being upon quiet private lanes leading to gated driveway access. The principal approach flanks National Trust woodland with electric gates opening into a spacious driveway for 4/5 cars. The 2nd approach, reached via a track owned by the property, opens into a large parking area providing parking opportunities for numerous vehicles. A clever design means that the double garage has electric remote control roller doors to both sides, allowing for convenient garage parking whichever entrance you use. A further detached garage has a cloakroom to the rear. It provides excellent workshop space, with potential for use as a home office or gym, subject to any necessary consents.

We then come to the house; it was considerably designed and built to the highest of standards and has been carefully and lovingly maintained over the last two decades. Inside, more than 2,500 sq ft of accommodation is arranged around a generous reception hall. Front doors on both sides of the house open into this welcoming space, which includes a double coat cupboard, a contemporary shower room and stairs to the first floor.

The principal reception room is approached via double doors and is a calm and spacious sitting room, a central fireplace with gas effect wood burner should be the focal point of the room but your eye is immediately drawn to the stunning elevated view framed by the patio doors which open onto the garden.

A doorway connects the sitting room to the kitchen/breakfast room/sun room, which is arguably a competitor for the principal reception area. The sun room enjoys panoramic garden and woodland views. Its wood burning stove makes it inviting through the

colder months, while patio doors open onto the south facing terrace for summer dining, making this the idea spot of host dinner parties and entertain guests. The kitchen has extensive cupboard and drawer storage, a breakfast bar, a sink with waste disposal and filtered drinking water, plus an integrated double oven/grill, gas hob, dishwasher and fridge. A separate dining room, measuring 15'2 x 12'2, offers further space for formal dining and entertaining.

A further "bonus room" would make a great office, play room, music room or home gym, however, perfectly positioned adjacent to the ground floor shower room it is well suited to being an additional double bedroom.

Completing the ground floor is a useful utility room which opens into a greenhouse style extension; perfect for growing fruit and vegetables which fresh produce readily available to the kitchen; it also doubles as a lovely warm spot for mucky dogs to rest after long walks on the common. A store room can also be accessed from this space.

Upstairs, a spacious landing offers access to three generous bedrooms and the family bathroom, as well as a large, walk in, fully shelved airing cupboard. All of the bedrooms are good sized doubles with built in wardrobes, of particular note is the master bedroom which benefits from elevated southerly views, extensive wardrobing and a lovely en suite featuring both bath and freestanding shower unit. The family bathroom also benefits from both a bath and shower offering versatility for a busy household, be that family or visiting guests.

There is a large loft, currently un-boarded as there is extensive eaves storage, but the space is there to be utilised more formally if needed.



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OUTSIDE AND FURTHER INFORMATION

The grounds extend to more than a third of an acre, with an elevated position that gives the gardens a wonderful sense of space and privacy, as well as views over woodland and Conford below. The gardens have been thoughtfully landscaped, a south facing patio adjoins the house, leading to a lawn and flower beds that are well stocked with a wide variety of plants offering colour and interest throughout the year, and all of this comes with the aforementioned woodland outlook. Two timber sheds provide practical garden storage. Chartwell's setting, adaptable layout and exceptional parking make it a home best appreciated in person to understand all that is on offer, viewing highly recommended.

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.

Broadband and Mobile services: Visit checker.ofcom.org.uk

Private Road: No formal costs





LOCATION

A tucked away private position in the quiet hamlet of Conford, which adjoins the equally special small hamlets of Passfield and Bramshott, a charming rural position enjoying all the benefits of living in the countryside, whilst being only a few minutes' drive from the convenience of the A3 and Liphook train station.

It sits well back from the road, along a private road with National Trust woodland on the other side, a lovely private rural position providing easy access to pathways through Passfield Common which are ideal for walking and cycling with Conford village hall close by a great setting for meetings and social events.

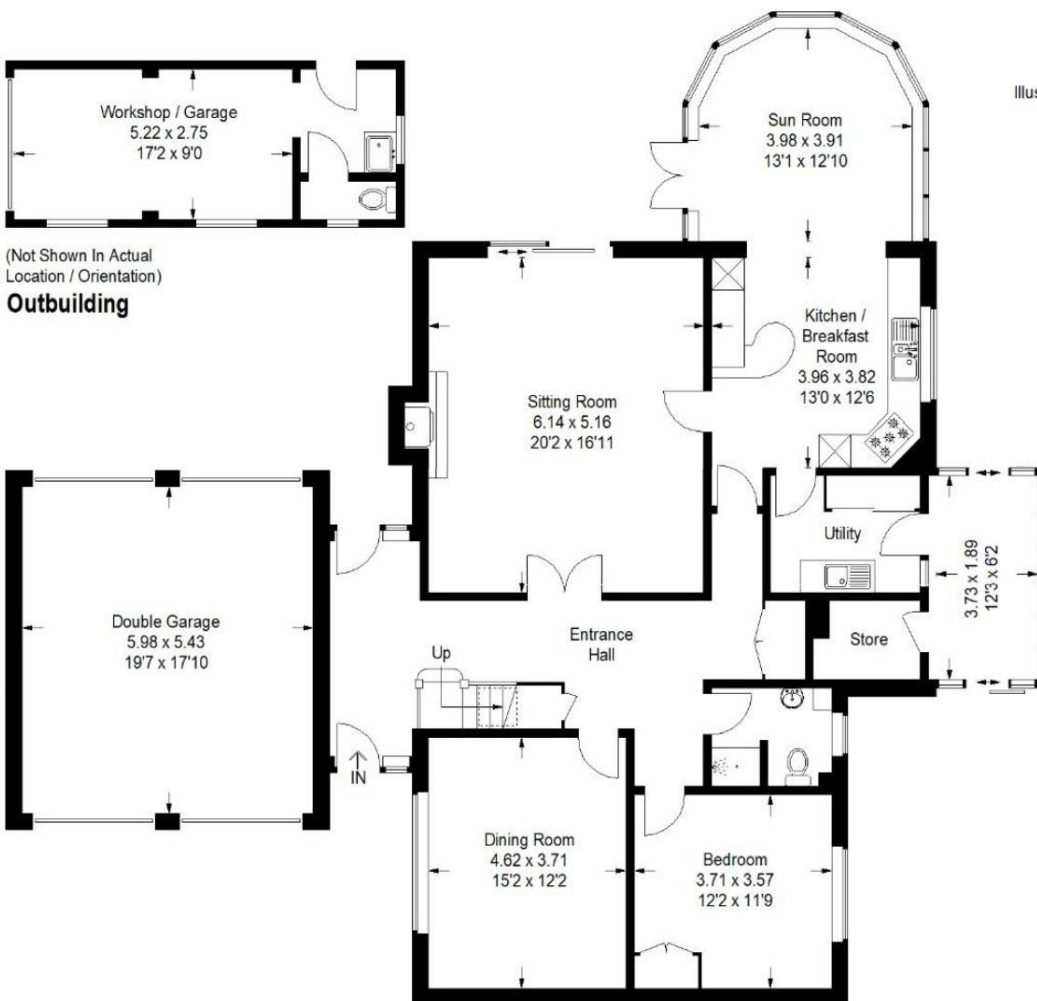
Facilities are available in Liphook and Bordon, both less than 3 miles away. Liphook offers a wide range of independent shops, cafes, restaurants and pubs in addition to a large Sainsburys supermarket and The Living Room Cinema. There is a railway station offering a stopping service into London. Golf and Leisure facilities are available close by at Griggs Green, whilst the towns of Haslemere and Petersfield are within a short drive offering a greater range of facilities and faster train services.

Bordon has undergone a massive transformation in the last decade (the Army leaving in 2015) and offers a range of shopping and leisure facilities including a new leisure centre and The Shed leisure venue. Hogmoor Inclosure is ideal for walking, playing, enjoying a coffee in the cafe or partaking in a Park Run.

The Forest Centre sits close to Bordon High Street offering a range of shops (Chemist, B & M, Lidl, post office), a gym (Anytime Fitness), a café, community centre and the local Library). There are a good number of local shops and facilities beyond The Forest Centre including Tesco, a range of smaller independent shops and restaurants and Country Market garden centre and farm shop. There are a number of doctors surgeries including The Chase community hospital.

For families, the property is well-situated with excellent state and private schools nearby, including 3 primary schools within 2 miles, plus Liphook Infants and Juniors. Oakmoor, Woolmer Hill and Bohunt Secondary Schools are easily commutable. As are the private schools of Amesbury, Highfield and Brookham, and Churcher's College.





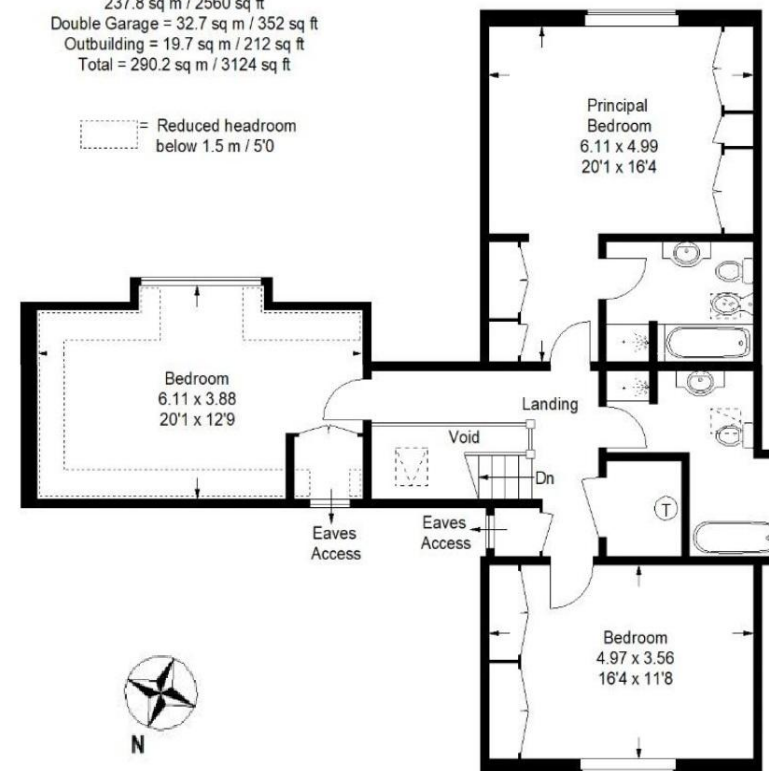
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 834761)



Approximate Gross Internal Area (Excluding Void)
237.8 sq m / 2560 sq ft
Double Garage = 32.7 sq m / 352 sq ft
Outbuilding = 19.7 sq m / 212 sq ft
Total = 290.2 sq m / 3124 sq ft

□ = Reduced headroom
below 1.5 m / 5'0



First Floor





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