



WEYVIEW

LINDFORD • HAMPSHIRE

Weyview, Lindford Road, Lindford, Hampshire, GU35 0NX

Detached four bedroom house in a generous plot with an enclosed level garden to the rear which enjoys a lovely rural outlook towards the River Wey. Driveway parking for multiple vehicles and walking distance of local amenities and countryside.

- Positioned in the popular village of Lindford, within walking distance of local shops and wood/heathland at Bordon Inclosure and Broxhead Nature Reserve with easy access to The Shipwrights Way
- Driveway parking and turning for several vehicles to the front of the property with gated access to a further area to the side of the house offering additional space
- Front door opening into a reception hall with WC and stairs to the first floor
- Large sitting room with central wood burning stove, a flexible space in which to enjoy family living, which is open plan to a modern kitchen offering an excellent range of fitted cupboards and drawers with low level plinth lighting, large central island with breakfast bar, granite worktops, butlers sink and integrated appliances including double oven, warming drawer, induction hob, dishwasher, wine fridge, hot water tap and bin store. Space for an American style fridge freezer
- Utility area with space and plumbing for white goods
- Patio doors from the kitchen into a bonus area which is currently used as a dining room, benefitting from velux windows and patio doors onto the garden
- Large master bedroom with an extensive range of built in furniture and space for a super king size bed enjoying views over the rear garden and the River Wey in the distance. Generous en suite shower room with twin sinks, walk in shower, bidet and free standing bath
- Two further double bedrooms (one benefitting from a skylight with remote-controlled blind) and a 4th single bedroom/study
- Family bathroom with shower over bath
- Large garden outbuilding, currently used as a home office and a home gym, but could be used for a multitude of purposes
- Enclosed garden with a pleasant outlook over land leading to the River Wey. Mainly laid to lawn with a feature patio area and mature planted borders, plus the all-important garden shed for storage of tools and equipment
- A short drive to town amenities in Bordon which boasts a range of facilities including 2 supermarkets, a leisure centre and schooling from primary through to secondary



KEY INFORMATION

4 Bedrooms/2 Bathrooms
Large kitchen/family area
Sitting room
Dining area
Garden office/gym
Level garden with rural outlook
Extensive parking
Walking distance of amenities and countryside walks

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Well positioned on the Lindford Road for walking to Bordon Inclosure and Broxhead Common, as well as the local pub and a parade of shops, with easy access by car further into Lindford and to a wider range of shops and services in 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, 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.

There are excellent schooling options nearby including Bordon Infants and Juniors, plus the recently opened secondary school, Oakmoor. Additional schooling options can be found at Headley, Liphook and Alton as well as numerous private schools.

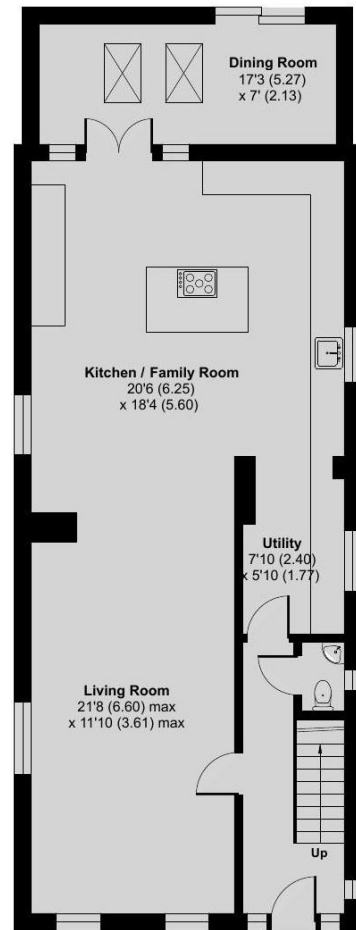
Tenure: Freehold

EPC Rating: D

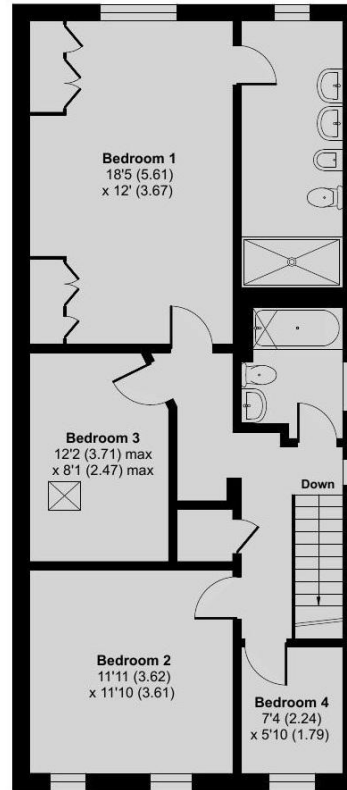
Council Tax Band: E (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity and gas fired central heating to radiators. Private drainage.

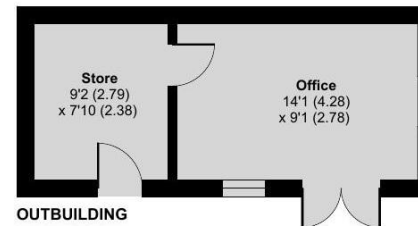
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Lindford Road, Lindford, GU35

Approximate Area = 1737 sq ft / 161.3 sq m

Outbuilding = 204 sq ft / 18.9 sq m

Total = 1941 sq ft / 180.2 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1528752



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