



GREENWOOD

LINDFORD • HAMPSHIRE

Greenwood, 10 Chase Road, Lindford, Hampshire, GU35 0RG

Generous four bedroom detached family home with wide driveway and large rear garden, situated in the heart of Lindford village. Offered with no onward chain.

Mature hedging excellently screens this home from the road, behind which is a substantial driveway offering parking for a number of vehicles.

Having been a well loved family home for 25 years, the accommodation has in recent years been extended to provide two additional bedrooms and two shower rooms to the first floor, providing incredible flexibility.

The principal reception space runs across the rear of the property, overlooking private gardens, stretching some 36'9 with three large windows and patio doors opening onto a deep paved patio area. There is plenty of space for both a lounge and a dining area. Off the end of the room is an additional room providing a number of options, as a study, play room, home gym or a ground floor bedroom as it is currently used.

A modern family kitchen sits at the front of the property; refitted approximately 5 years ago, offering good drawer and cupboard storage alongside integrated double oven, gas

hob and dishwasher, with space for an American Style fridge freezer. Access can be made directly into the garage/utility room to the side. A generous space originally designed as a garage and retaining an electric roller door to the front, it is currently used as a utility area with plenty of storage and space for white goods.

Completing the ground floor accommodation are a double bedroom and family bathroom, with fitted wooden shutters for privacy, providing both a bath and separate shower unit.

Moving to the first floor the landing has access to two eaves storage areas with a double bedroom and shower room to each end. Both of these bedrooms enjoy a private rear aspect over looking the garden with both cupboard storage and eaves storage.

Walking distance of the village centre shops, Royal Exchange Pub and Lindford Social Club as well as woodland walks at Broxhead Common and Bordon Inclosure.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk





OUTSIDE AND FURTHER INFORMATION

The rear garden is a particular feature of the home, being of a larger than average size and incredibly private thanks to mature hedging to the boundaries.
A wide and deep paved patio area is perfect for both dining and entertaining with a couple of steps down onto a large lawn.
A garden shed provides useful external storage for tools, or toys and garden soft furnishings.

Offered with no onward chain.

Tenure: Freehold

EPC Rating: D **Council Tax Band:** D (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





LOCATION

Chase Road is a popular residential road in the heart of Lindford, home to a mixture of property types and within walking distance of shops and services can be found close by.

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.



Approximate Gross Internal Area 1860 sq ft - 173 sq m

Ground Floor Area 1237 sq ft – 115 sq m

First Floor Area 623 sq ft – 58 sq m



First Floor



Ground Floor



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.