

44 PERIWINKLE CLOSE

LINDFORD • HAMPSHIRE

44 Periwinkle Close, Lindford, Hampshire, GU35 0YQ

Well presented three bedroom terraced house in a quiet popular residential position, with level enclosed garden and garage. Offered with no onward chain.

- A charming home which has been carefully maintained by the current owners for over 20 years, with new carpets, WC, and bathroom added in 2026 and offering ready to move into accommodation. With a low maintenance garden and no onward chain this is an attractive prospect for a first time buyer, investment landlord or downsizer alike
- Entrance hall with stairs to the first floor and hardwearing tiled floor extending into the cloakroom and kitchen
- Front aspect kitchen fitted with an extensive range of drawer and cupboard storage in addition to integrated oven and hob with space for a fridge/freezer, washing machine and dishwasher
- Spacious living room with wide arched opening to a dining/family area with patio doors opening onto the rear garden. Plenty of space to arrange lounge and dining furniture and a study or play area
- Two double bedrooms and a 3rd single bedroom all on the first floor, served by a modern family bathroom
- Garage with up and over door to the front and access door to the rear (which can be reached via the garden). Driveway parking space in front of the garage
- Level enclosed rear garden with a patio area adjacent to the house for summer dining and entertaining, beyond which lies a lawn with floral borders to the edges



KEY INFORMATION

Move in condition
Level enclosed garden
Garage
Three Bedrooms
No onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Periwinkle Close is a small cul de sac within a popular development in the heart of Lindford, walking distance from local shops and a superb village pub, The Royal Exchange.
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 a wider range of facilities in Bordon, including a new sports centre and secondary school. 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, also providing a range of schooling options across all age groups, shops, supermarkets, restaurants and a charming "Living Room" cinema.

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

Approximate Gross Internal Area 947 sq ft - 88 sq m
(Excluding Garage)
Ground Floor Area 540 sq ft – 50 sq m
First Floor Area 407 sq ft – 38 sq m
Garage Area 145 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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