



Rowan Road, Lindford, Bordon, Hampshire, GU35 0RE

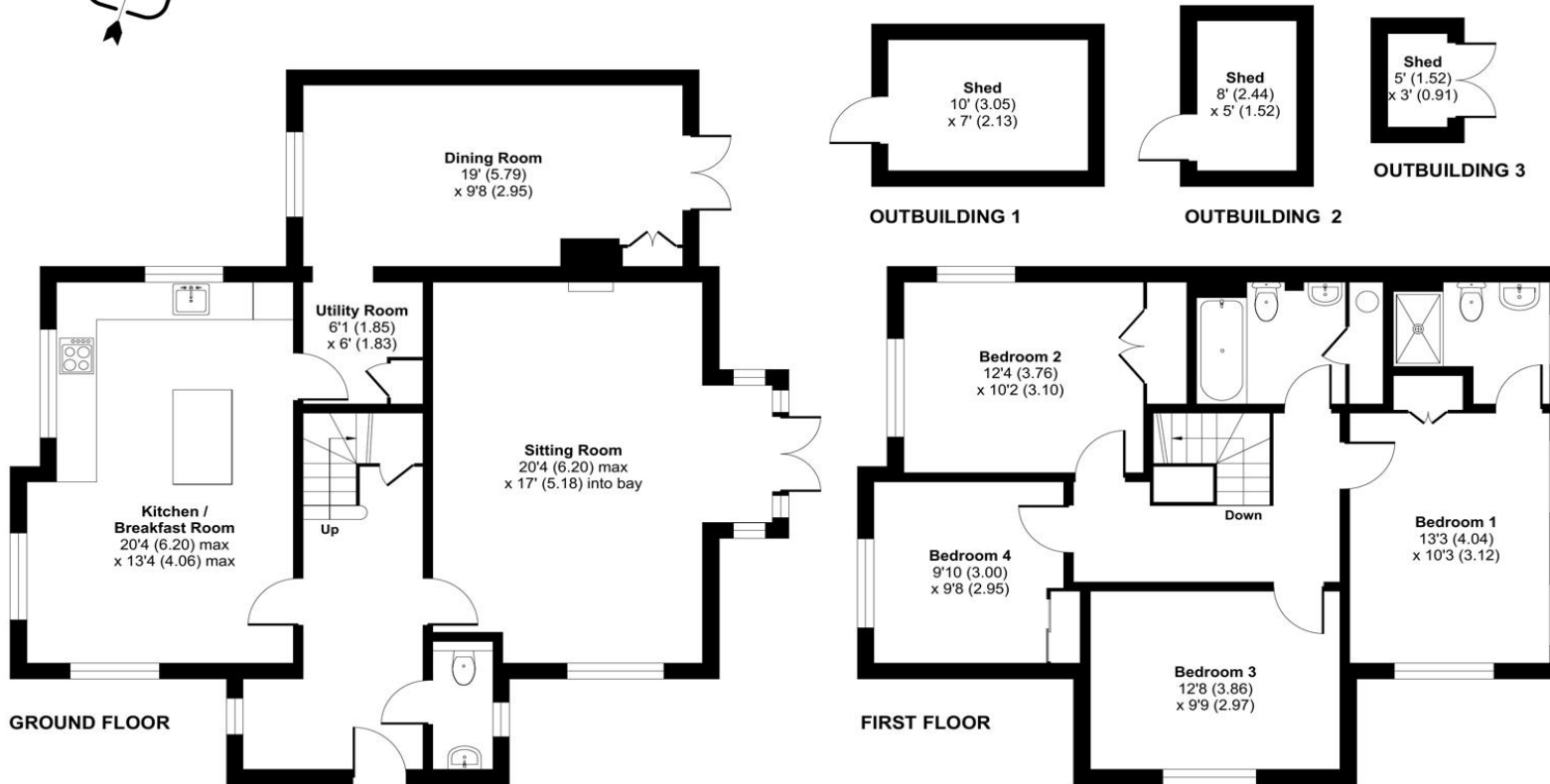


ACCOMMODATION

Escape to a world of refined living in this exquisitely presented four-bedroom detached family home. Nestled within a tranquil location with open views across the park, this contemporary sanctuary boasts an abundance of space, natural light, and modern comforts. As you step into the inviting hallway it truly sets the tone for what lies beyond. Off of the hallway is a guest cloakroom, a 20ft sitting room with a bespoke fireplace and a large box bay window with French doors that flood the room with natural light creating an airy ambience that invites relaxation. At the heart of the home lies the open-plan hub of the home, a space designed for modern living and effortless entertaining. In addition, there is a utility area and a generous second reception room/dining room with French doors to the garden. The ground floor is further enhanced by underfloor heating on all tiled areas of the cloakroom, hallway, kitchen/diner and utility. Ascend the stairs to discover the first floor where comfort and style converge. The family bathroom offers a serene sanctuary for relaxation, along with the four generously proportioned bedrooms that are immaculately decorated with an array of integrated storage. The principal suite boasts an en-suite shower room, offering a private oasis to rejuvenation and this completes the accommodation on the first floor. Externally, the beauty continues with driveway parking for three cars and a beautifully landscaped private garden a true haven of tranquillity, with mature hedgerows, herbaceous borders and a lush lawn area. There is also a terrace area ideal for al fresco



Approximate Area = 1721 sq ft / 159.8 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 1846 sq ft / 171.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	85
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Charters Estate Agents Limited. REF: 1088395



SITUATION

Lindford is a rural Hampshire Village in a lovely area of open countryside; facilities include a refurbished pub with a restaurant, a Spar shop, a post office and a dentist. Further amenities can be the nearby towns of Bordon (1 mile) and Liphook (4 miles). Liphook and Bentley railway stations are also on the mainline to London Waterloo (1 hour). The Georgian market towns of Farnham and Alton are within 9 miles and education is provided by a wide range of both state and private schooling in the area.



SPECIFICATION

- Contemporary detached house with views across the park
- Partial underfloor heating downstairs
- Four double bedrooms
- Family bathroom, en-suite shower room and guest cloakroom
- Upgraded kitchen/breakfast/dining room and separate utility
- 20ft sitting room
- Second reception room/dining room
- Fibreoptic internet connection
- Driveway parking for three cars
- Private garden with storage sheds and a children's wendy house

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: F

ASKING PRICE

Asking Price £650,000

TENURE

Freehold