

# Hamptons

INTERNATIONAL



**Standford Hill, Standford, GU35**

4  2  1 

GUIDE PRICE

**£750,000**

(Liquid error: internal)

## Property details




---



### Key features

- Four Bedrooms
- Bathroom
- Shower Room
- Entrance Hall
- Sitting Room
- Kitchen
- Conservatory
- Utility Room
- Double Length Garage
- Large Drive and Turning Circle

## Standford Hill, Standford, GU35

4  2  1 

GUIDE PRICE  
**£750,000**  
(Liquid error: internal)

---

## Description

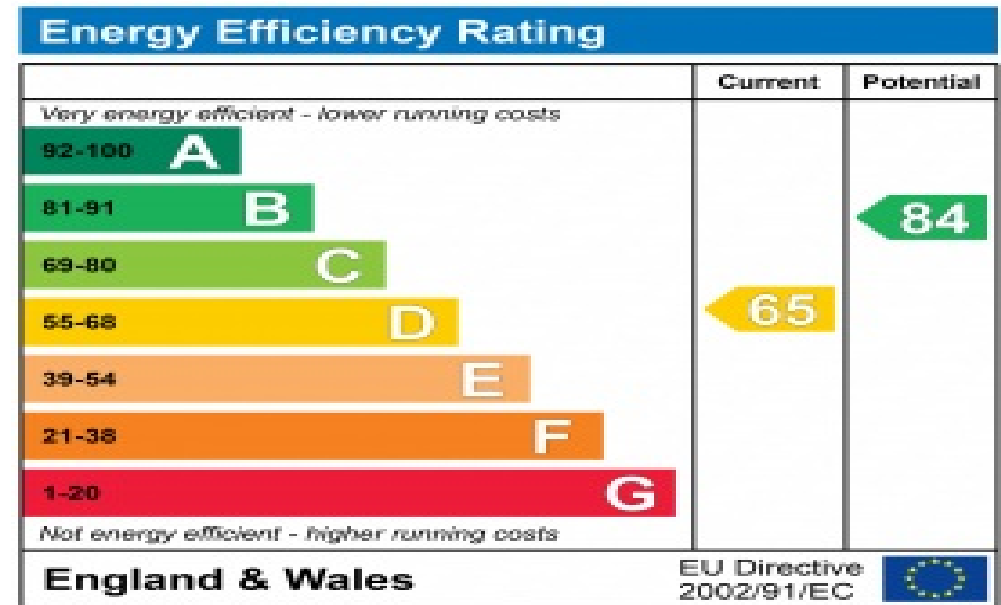
A deceptive spacious family house in a semi-rural position with good accommodation, excellent garden and woodland measuring 0.47 of an acre. No onward chain. A spacious link detached family house located in the semi-rural hamlet of Standford, with good sized accommodation and excellent garden and grounds in all measuring 0.47 of an acre. As you enter the property via the light entrance hall, you have double doors leading in to a well-proportioned sitting room with sliding doors leading to a conservatory with excellent views over the delightful rear garden. There is a farmhouse style kitchen and utility room off, there is also the added advantage of a downstairs shower room off the entrance hall. On the first floor can be found four bedrooms as well as a family bathroom. The property has comprehensive accommodation and could probably benefit from some modernisation and is offered with no onward chain. Outside The property is approached by a long drive way with parking and turning circle with area of lawn to one side containing a well-stocked raised flower bed. Tandem Garage. Side access leads to one side leading to the delightful rear garden with a patio across the rear of the house and ornamental pond. The rear garden is a real feature of the property being laid to lawn with established trees and shrubs as well as wide well stocked flower beds containing a mixture of shrubs and plants. A gate at the end of the garden leads to a light area of woodland with a large workshop/garden building which would ideal for someone working from home or a studio to enjoy the tranquillity of the woodland. In all the garden and wood land is 0.47 of an acre and is highly private. Situation Situated in the rural hamlet of Standford which is located within about 3 miles of Liphook which offers a range of shops, Sainsburys supermarket and station on the Waterloo/Portsmouth main line. There is an excellent choice of both state and private schools in the vicinity including the Bohunt Community School. The surrounding countryside is renowned for its outstanding natural beauty, including much under the ownership of the National Trust. More comprehensive facilities area available in the towns of Farnham and Petersfield, both about 8 miles distant. Additional Information SERVICES: All mains services. Gas fired central heating. Four Bedrooms Bathroom Shower Room Entrance Hall Sitting Room Kitchen Conservatory Utility Room Double Length Garage Large Drive and Turning Circle











# Floor plan

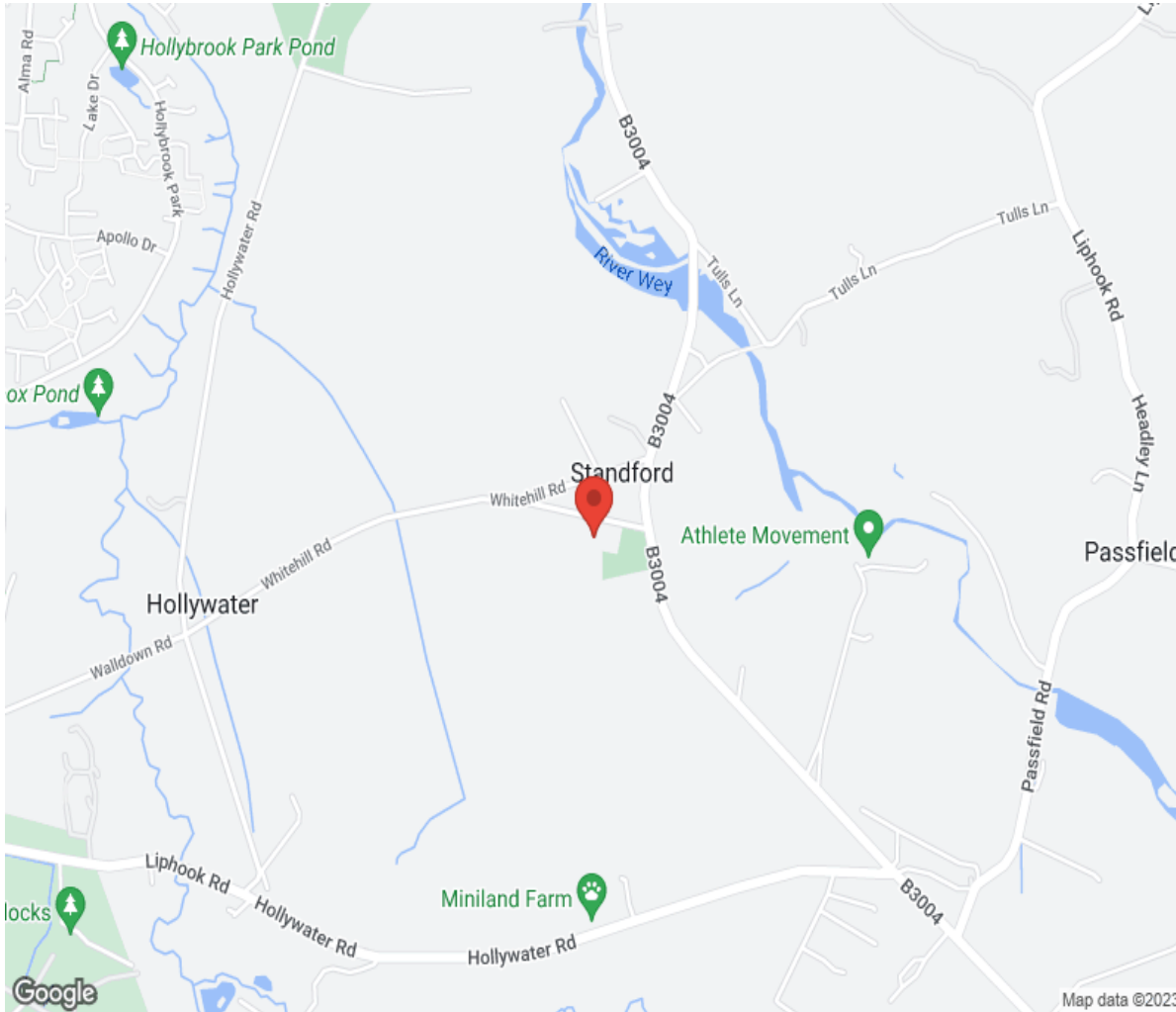
total Area = 168.4 sq m / 1813 sq ft  
buildings = 50.1 sq m / 539 sq ft  
I = 218.5 sq m / 2352 sq ft (Excluding Shed)  
single Limited Use Area (3.0 sq m / 32 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)  
fourwalledesign.com 332132



# Location

---





# Hamptons

INTERNATIONAL

+44 20 3918 9635

[international@hamptons.co.uk](mailto:international@hamptons.co.uk)

[www.hamptons-international.com](http://www.hamptons-international.com)