

Bourne



Greatham, Hampshire

Asking Price Of £650,000

# Greatham, Hampshire

A stunning luxury home that was one of three built in 2014 on a very desirable plot with fields and woodlands as a rear aspect. Located in the village of Greatham the property gives the benefits of village life in a very commutable location.

On approach you will notice the private parking space and garage as well as the property's obvious kerb appeal, on entrance you are greeted by a large wooden floored hallway, which accommodates a double storage cupboard and downstairs cloakroom that houses a shower and wc. The separate spacious kitchen has an abundance of work top and storage space as well as a bay window with a dining area. There is a very well designed L shape lounge and dining room, the lounge has a log burner installed and has a sliding door onto the patio area and the gardens. The ground floor also benefits from underfloor heating throughout.

The first floor has four bedrooms with built in wardrobes to three of the four rooms, the principal bedroom is at the back of the house to benefit from the lovely views and has an en-suite shower room. The family bathroom has the advantage of a separate shower and bath and is a very modern and neutral four piece bathroom suite.

The garden is a generous space with a raised patio and laid lawn with fields and woodlands behind, perfect for walks into the countryside. The house is also being sold with no onward chain.

- Luxury Home Built in 2014
- Four Bedrooms
- En-Suite to Bedroom One
- Spacious Ground Floor Layout
- Log Burner to Lounge
- Generous Garden
- Garage
- Off Street Parking
- Sold Chain Free
- Countryside Location



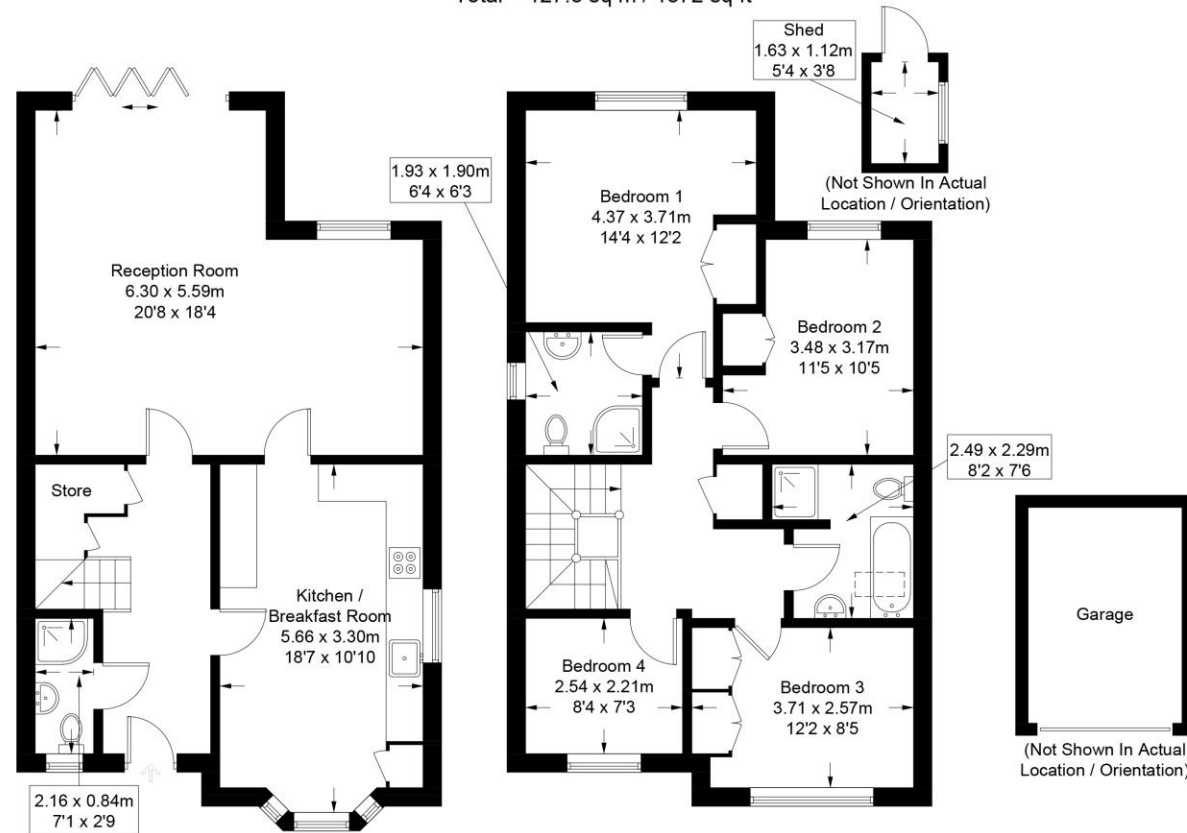
# Floor Plan

## Longmoor Road, GU33

Approximate Gross Internal Area = 125.7 sq m / 1353 sq ft  
(Excluding Garage)

Shed = 1.8 sq m / 19 sq ft

Total = 127.5 sq m / 1372 sq ft



**Ground Floor**

**First Floor**

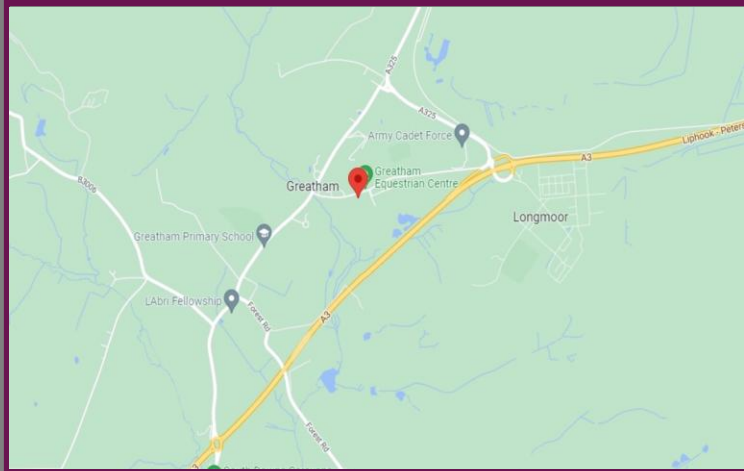
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID900723)

# Location

The popular village of Greatham lies within the South Downs National Park about 6 miles north of Petersfield, 10 miles south of Farnham, and 8 miles east of Alton. Greatham also benefits from easy access to the A3, connecting you swiftly to London via Guilford or down to Portsmouth and the South Coast. The village contains an Ofsted-rated Good primary school, the Greatham Inn public house, a village hall with recreation grounds, an equestrian centre, drive-in cinema, and an Army Cadets Youth Club. The community also runs various annual events, such as a fun day, a summer ball, and a bonfire/fireworks party. Due to its desirable National Park location, The Lockleys has plenty of country walks on its doorstep, including nature reserves and National Trust managed land. An array of shops, restaurants and essential amenities await in Liss, Liphook and Petersfield, alongside schools such as Bedales and Churcher's College in Petersfield (both independent) and Bohunt Academy School in Liphook.



Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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