

The Old Bakery, Conford, Liphook
Hampshire



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An attractive detached family home with character stone elevations and beautifully presented accommodation, set in the sought-after hamlet of Conford on the edge of Liphook.

The Property

The Old Bakery is an attractive and substantial residence combining traditional architectural character with stylish contemporary finishes. Surrounded by picturesque Hampshire countryside and located just outside the South Downs National Park, the property features handsome stone and brick elevations beneath a clay tile roof and offers more than 2,200 sq ft of spacious accommodation arranged over two floors.

The ground floor is centred around a welcoming reception hall, which leads to a selection of impressive reception rooms. The generous sitting room features a brick-built fireplace with gas-fired stove and glazed double doors opening to the formal dining room, creating an excellent flow for both family life and entertaining.

Beyond, the delightful sun room has a vaulted glazed, anti-glare ceiling and glazed door giving access to the gardens and is equipped with A-rated air conditioning and heating. The kitchen and breakfast room forms the heart of the home, fitted with stylish contemporary cabinetry, integrated appliances and a breakfast bar. Additional accommodation includes a snug/study, additional study, utility room and cloakroom.

On the first floor, the principal bedroom benefits from fitted wardrobes and a modern en suite bathroom. Three further well-proportioned bedrooms, all with built-in storage, are served by a stylish family bathroom, while all enjoy attractive views across the surrounding greenery. The principal bedroom and bedroom 3 both have A-rated air conditioning and heating units.



Outside

The property is approached via a generous block-paved driveway providing ample parking and access to the attached garage. The landscaped, private south-west facing garden is laid mainly to level lawn and bordered by slate-shingle beds, established specimen trees, and flower and shrub borders. A paved terrace provides an ideal setting for outdoor entertaining and dining.

Location

The small hamlet of Conford, on the edge of the sought after village of Liphook, is surrounded by beautiful Hampshire countryside, National Trust land and close to the South Downs National Park. Liphook offers a good range of day to day amenities including independent shops, cafés, pubs, a leisure centre and a mainline railway station, while nearby Haslemere and Petersfield provide more extensive shopping, dining and cultural facilities. The area is particularly well regarded for schooling, with a strong selection of independent options including Highfield and Brookham Schools, Churcher's College and Bedales School.

For commuters, Liphook railway station provides regular services to London Waterloo in approximately 75-85 minutes, while the A3, just 1.5 miles distant, offers excellent road links to Guildford, Portsmouth and the M25, giving access to London, Heathrow and Gatwick airports.

Postcode region: GU30

General

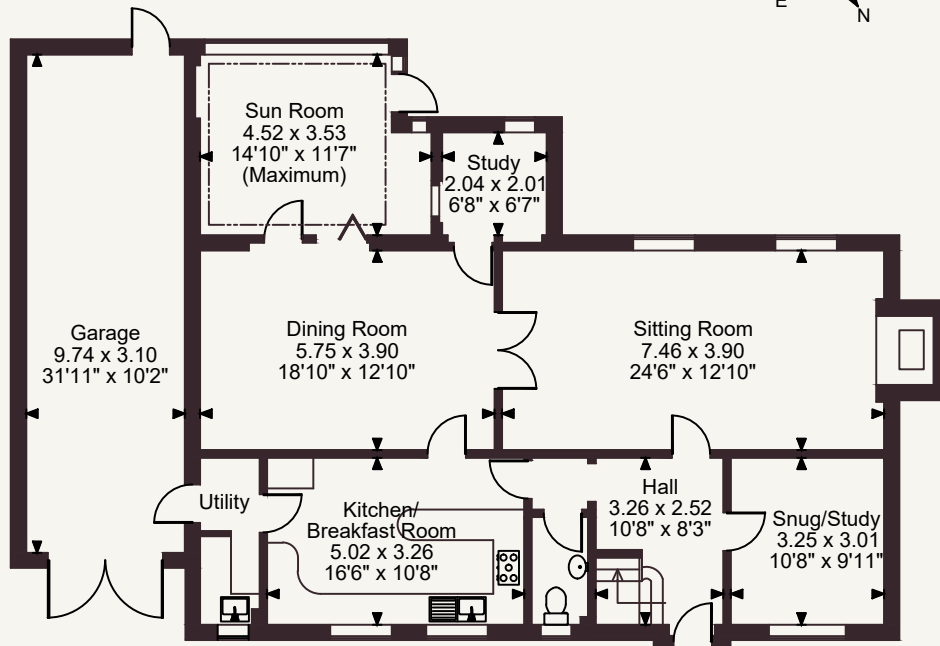
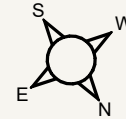
Local Authority: East Hampshire District Council
Services: Mains drainage, gas central heating and electricity.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



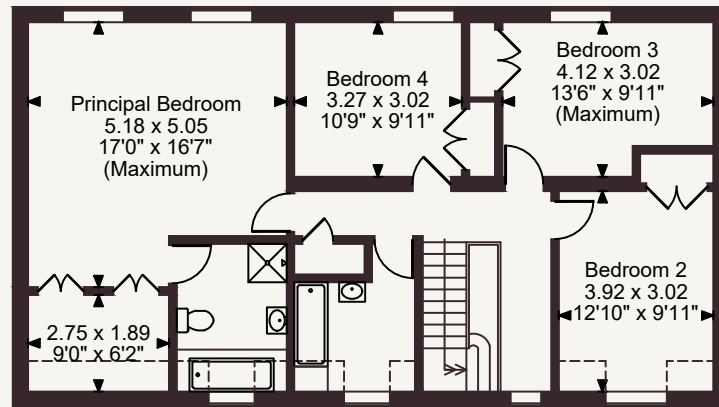
2,256 sq ft (210 sq m)
4 reception rooms
4 bedrooms
2 bathrooms
Freehold
South west facing private garden

Guide price £1,195,000

The Old Bakery, Conford, Liphook
 Main House internal area 2,256 sq ft (210 sq m)
 Garage internal area 325 sq ft (30 sq m)
 Total internal area 2,581 sq ft (240 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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