



Longmoor Lodge

GREATHAM



*A blend of
contemporary
style and original
character*





A charming family residence

Once part of Queen Victoria's estate, Longmoor Lodge has been immaculately renovated and extended to blend contemporary style with an abundance of original character. Located in the beautiful South Downs National Park and with easy access to the A3, this charming family residence balances a country lifestyle with convenience, while a mature, wrap-around garden completes the idyllic setup.

In addition to the main house, Longmoor Lodge features a sizeable converted stable block complete with a fitted kitchen, store room and cloakroom. This flexible space could serve as a large home office, a generous studio, a workshop or occasional spacious guest accommodation. The property also comes with a large commercial plot of land that could be incorporated into the garden (subject to planning consent) or provide space for a home-based business.



Welcome home

As you drive along the tree-flanked road leading to Longmoor, you'll catch your first glimpse of an original stone and brick-accented exterior. Paired sympathetically with a lodge-style clad modern extension, the house conveys an instantly homely feel as you pull into the wide gravel driveway where there's space for several cars plus undercover parking in the oversized double garage.

Beyond the fencing screening the driveway, you'll find a landscaped garden with paving stones leading to a gabled front entrance. Once inside the hallway, there's a space for coats and shoes and the downstairs cloakroom to your right.



Contemporary charm

Heated limestone flooring underfoot flows through into a dining kitchen with southerly and westerly aspects for all-day sunshine. Here, a white metro-tiled splashback complements a quartz worktop and smart blue cabinetry including a good-sized mobile kitchen island. French doors to an outdoor seating area further ensure the kitchen is a great place to entertain, no matter the season.

Integrated appliances include an oven and microwave, an induction hob with an overhead extractor, and a dishwasher.

You'll also find space for an American-style fridge-freezer in the adjoining utility and boot room, which comes with matching cabinetry and work surfaces, space for appliances, and access to the side garden.

Next door, you'll find the cosy, characterful reception room with open beams that complement the stonework, deep-set casement windows and wall-mounted reading lights. With separate areas for sitting or dining and a door opening onto the garden, this is a warm and sociable hub where the family can gather together for any occasion.





*A warm and sociable hub where
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Retreat upstairs

An L-shaped first-floor landing leads to three south-facing double bedrooms boasting lovely garden views and soft cream carpeting. In the spacious and bright principal suite, you'll also find panelled double wardrobes and a built-in dressing table.

In the en suite, there's a walk-in rainfall shower, a heated towel rail, an attractive basin vanity unit and loo. The white metro tiling continues in the main family bathroom where there's a bath and glass-screened overhead shower to one side and a blue vanity unit that echoes the colour palette from the kitchen.





South-facing double bedrooms boasting lovely garden views

Step outside

Surrounded by mature trees, the enclosed south-facing garden feels very private and secluded. Dotted around the well-tended lawn, carefully placed flowerbeds filled with plants and shrubbery pair with several seating areas to create a relaxed atmosphere for parties or lazy Sunday afternoons.



The Old Stables

Across from the main house, you'll discover the tastefully converted 'Old Stables'. Extending over 725sq ft, it comprises fully modernised separate living or working space, including a fitted kitchen.

The stables have the potential to be whatever you desire – a fantastic workshop, large home office/studio or occasional guest annexe – and could also serve the extensive, multi-functional commercial plot to the rear of the garden.

Furthermore, the annexe features doors leading out onto a private outside deck where, fringed by flowering plants, you could sit and enjoy a quiet morning coffee overlooking the garden.



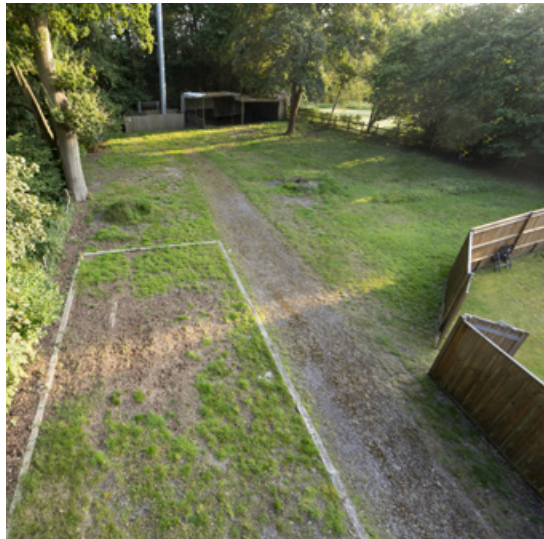
*The Old Stables have the potential
to be whatever you desire*



Dreaming of running a business from home?

Attached to Longmoor Lodge is a separate, largely grassed, area currently designated for commercial use. This offers huge potential for a whole range of home businesses eg do you have dreams of setting up a dog kennels or cattery or a horticultural business? Perhaps you are seeking space to park and service vehicles or maybe you simply need lots of extra storage?

This area currently has a mobile phone mast situated on it that brings in an income of £5,000 per annum.



Out and about

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, Longmoor 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 Liphook and Petersfield, alongside schools such as Bedales and Churcher's College in Petersfield (both independent) and Bohunt Academy School in Liphook.

Longmoor Lodge is approximately 10 minutes drive from Liphook station with trains going to London Waterloo in just over an hour.

Floor plans



AREA
 Main House: 1,348 sq ft (125.27 sq m)
 The Old Stables: 758 sq ft (70.51 sq m)
 Garage: 564 sq ft (52.44 sq m)

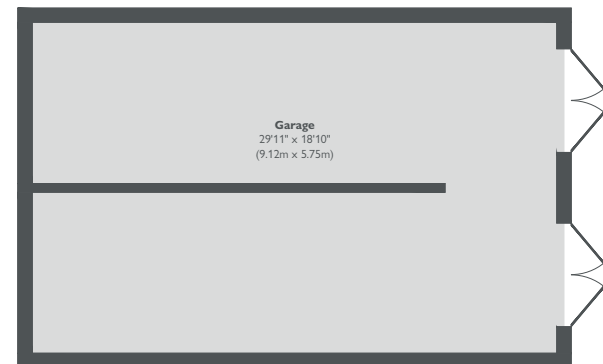
TOTAL
 2,670 sq ft (248.22 sq m)



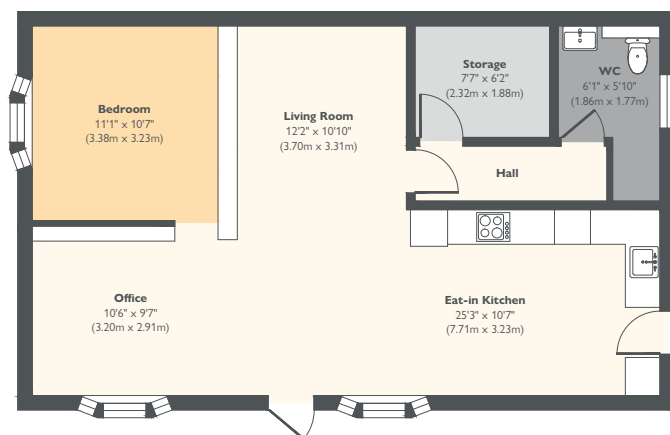
MAIN HOUSE



First Floor



GARAGE



THE OLD STABLES

Illustration for identification purposes only, measurements are approximate and not to scale.

Finer details

OVERVIEW

- Detached period cottage
- Newly renovated and extended
- Three south-facing double bedrooms
- Two modern bathrooms and cloakroom
- Contemporary dining kitchen
- Separate utility room
- Detached annexe/home office
- Outdoor commercial plot
- Big double garage and driveway
- Village location in The South Downs National Park

SERVICES

- Mains gas boiler – new September 2020
- Unlimited hot water on demand
- Underfloor heating throughout the ground floor
- In the main house, double glazing throughout – all new, low maintenance windows
- Connected to both mains water and mains drainage
- Fibre optic 50 Mbps
- Electric heating in The Old Stables annexe
- Council tax band D – £1,868.80 per annum
- Commercial land has business rates of £1,868.80
- Commercial land generates rental income of £5,000 per year from mobile phone mast space rental

GARDEN & GROUNDS

- Landscaped private garden facing south to west
- Attractive mature trees and lawn area
- Private hard standing area – ideal for a hot tub
- Parking for 6+ cars by the main house – many more in the commercial area
- Commercial area offers opportunity to earn additional income on top of the current £5,000 per annum
- Large double garage – could accommodate up to 4 medium size cars or two generous spaces with a workshop
- Total area 0.56 acres

LOCATION

- Excellent country walks straight from the house
- 15 minutes walk or 2 minutes drive to Greatham Primary School
- 10 minutes drive to Liphook or 15 minutes to Haslemere train stations
- Trains to London Waterloo from Liphook in just over an hour or from 53 minutes from Haslemere
- 10 minutes drive to Waitrose in Petersfield or 9 minutes drive to Sainsbury's in Liphook
- Excellent road links via the A3

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

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GREATHAM

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