



**Eagle House, Canes Lane, Lindford, Hampshire GU35 0RP.
Guide Price £395,000 Freehold.**

CLARKE  GAMMON
1919

EAGLE HOUSE CANES LANE LINDFORD HAMPSHIRE GU35 0RP

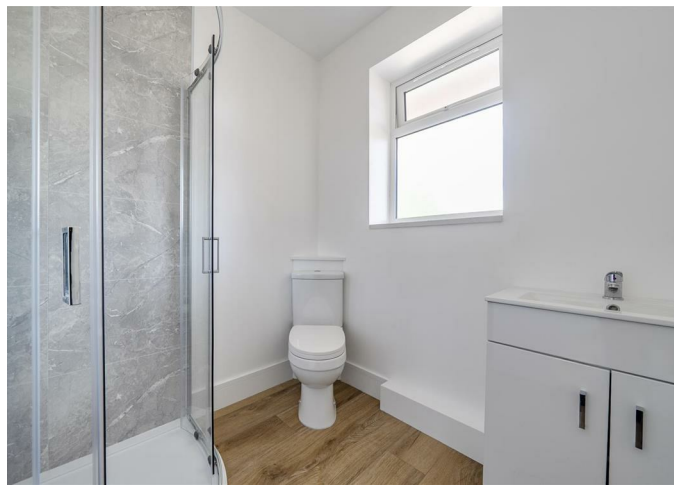
Brand new Semi-detached	High quality
Three double bedrooms	En-suite, family bathroom and downstairs cloakroom
Kitchen/breakfast with fitted appliances	Flooring included throughout
Twin aspect living room	Landscaped gardens and driveway parking
Under floor Heating throughout	Heating via air source heat pump



An impressive and sizable brand-new house fitted with high specification, including hard flooring throughout below which is underfloor heating via an air source heat pump. It's tucked away in an individual location in the popular Lindford village.

THE PROPERTY

The three bedroom accommodation has wooden effect flooring throughout the majority of the property with the exception being carpet fitted on the stairs. The kitchen has a range of fitted appliances. There is a great amount of useable surface space, wall and under counter units. The kitchen has been configured to allow a space for a small table to be in situ. The living room enjoys a twin aspect with a very pleasant tree lined outlook. There are double doors which lead out to the garden and a pair of rear facing windows. Elsewhere on the ground floor there is a utility room with space for appliances and a door to the outside, a large cloakroom/store and hallway cupboards. The first floor offers three double bedrooms, which all represent a good size. The main bedroom has an en-suite shower room, whilst the remaining double bedrooms benefit from the family bathroom.



THE GROUNDS

This superb home comes with a secluded enclosed garden laid with turf, paved modern stone patio, and pathway. There is also external lighting and EV charge points. A driveway from Canes Lane leads to Eagle house.

SITUATION

Lindford has a great village shop, which incorporates a post office counter. There is also a well regarded Gastro pub, with a welcoming atmosphere and great beer garden. The Bordon enclosure, and miles of further countryside is on your doorstep, as well as excellent transport links via the A3 to London and Portsmouth. Liphook is under a 10 - minute drive away which provides the local station offering services to London Waterloo. Well regarded schools and nurseries are also located close by.

Liphook - 4 miles

Farnham - 8 miles

Guildford - 18 miles

Heathrow Airport - 38 miles

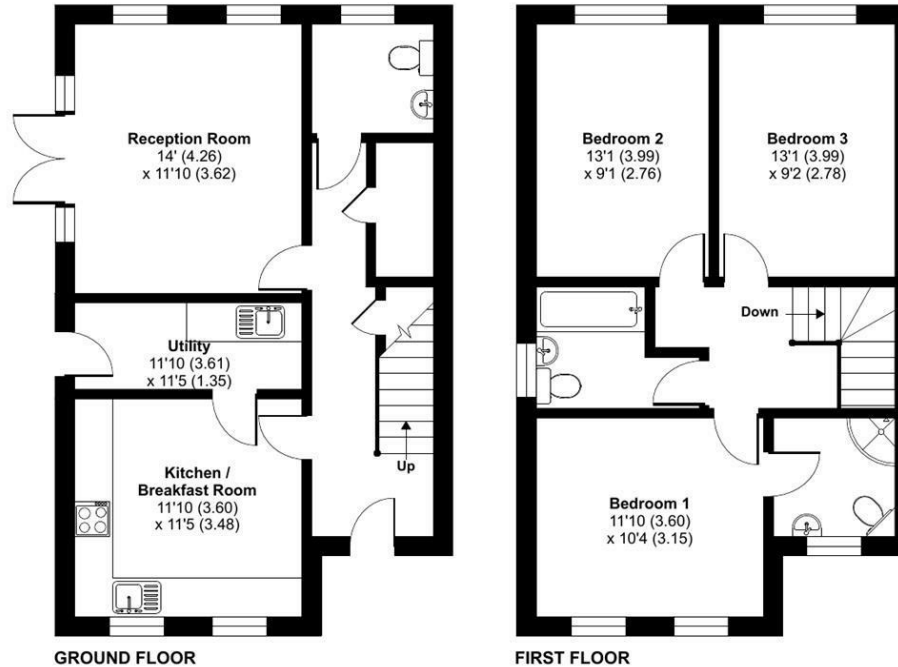
Central London - 48 miles



Canes Lane, Lindford, Bordon, GU35

Approximate Area = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Clarke Gammon. REF: 1464232

LOCAL AUTHORITY

EHDC

COUNCIL TAX

D

SERVICES

Mains water, electricity,

5th June 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Liphook, head North out of the village on the B3004, Headley Road. Follow this road all the way until reaching the first roundabout after entering Lindford. Turn left and then immediately right onto Taylors Lane, cross chase Road and head down Canes Lane. The brand-new house will be found on the left hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

