

Woodpeckers, Wheatsheaf Enclosure, West Sussex



A rare opportunity to acquire this single storey detached residence located in the highly regarded Wheatsheaf Enclosure.

With its generous proportions, extensive grounds, and potential for renovation or redevelopment (subject to planning) this property offers endless possibilities.

The accommodation briefly comprises spacious entrance hallway, double aspect sitting room which is a light filled space providing versatile living arrangements. Spacious dining room and family room, being double aspect and offering ample room for entertaining or family gatherings. The kitchen/breakfast room is situated in the hub of the house which is complemented by a utility room for added convenience. The principal bedroom is an impressive 22ft featuring an en suite bathroom. There are three further bedrooms, and two family bathrooms serving the needs of the household. A study/bedroom five completes the accommodation.

Outside

The property sits within 1.65 acres of formal gardens. There is a wide range of mature trees and plants offering a high degree of privacy. There are numerous timber sheds which provide storage solutions, and a summer house provides additional recreational space. Two double garages offer secure parking or potential conversion for alternative uses (subject to usual planning consents) With further ample off road parking.



Location

Woodpeckers is located just under one mile south of Liphook village within the private estate of the Wheatsheaf Enclosure. The property enjoys a delightful, secluded position on this favoured estate. The surrounding area enjoys a number of good public houses, a variety of excellent restaurants and a major supermarket. Nearby Haslemere offers a train service to London Waterloo in around 50 minutes.

Property information

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band G

EPC Rating: D



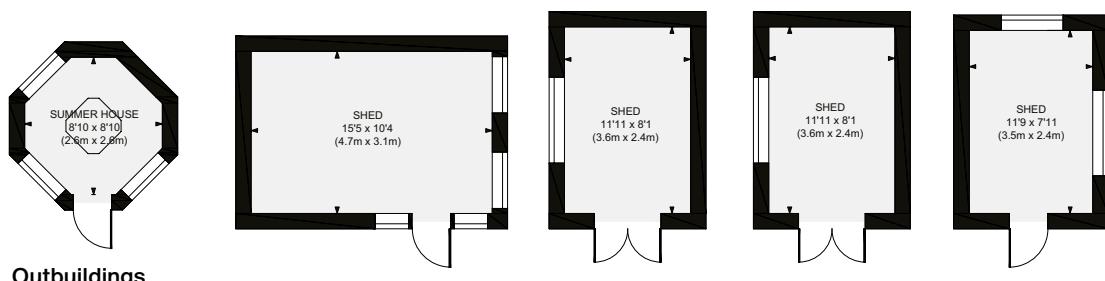
Approximate Gross Internal Floor Area

3043 sq ft / 282.7 sq m

Outbuilding: 505 sq ft / 46.9 sq m

Total: 3548 sq ft / 329.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Outbuildings

Reception

Bedroom

Bathroom

Kitchen/Utility

Storage

Outside



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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