



Moor House, Standford Hill, Standford, Hampshire, GU35 8QX
Price Guide £1,295,000

CLARKE  GAMMON

Moor House

STANDFORD HILL, STANDFORD, HAMPSHIRE, GU35 8QX

Price Guide £1,295,000 Freehold

A deceptive house of character and charm, offering flexible accommodation and an impressive indoor swimming pool complex, having permission to convert to additional living accommodation if desired.

Moor House is an intriguing and individual house of character dating back to 1875, having attractive elevations and beamed accommodation which has been modernised and maintained to a high standard over the years. The reception accommodation is spacious, with the dining room being a central feature. The sitting room has an open fireplace, as does the family room, which also has a bay window. The kitchen/breakfast room and utility room has been completely modernised.

An undoubted feature of the property is the swimming pool complex with its heated pool (10.4m x 4.6m with a maximum depth of 2m) having three patio doors opening to the garden. The pool is heated by an air source heat pump, as is the entire underfloor heating in the pool area. The heat pump can be set to heat the pool using off peak electricity. There is a shower room, and access to the study which has multiple options for use. Permission has been granted to allow conversion to additional living accommodation; the adaption is conditional upon complying with the appropriate building regulations. The whole area extends to over 1200 sq ft.

There is parking for several cars and a detached timber garage with useful loft storage and an electric car charging point. The front garden is level and laid to lawn enclosed by post and rail fencing. The rear garden enjoys a high degree of privacy with a sunny aspect and is laid to level lawn with terracing and decking. The immediate useable area of garden extends to 150ft x 120ft, the plot as a whole extends to 0.36 acre with the rear garden having a south easterly aspect.

- **Attractive beamed period house**
- **Pool adaptation subject to regulations**
- **Family room and study**
- **Four bedrooms, two bathrooms including main suite**
- **Parking and double garage**
- **Spacious and flexible accommodation**
- **Spacious sitting room and dining room**
- **Kitchen/breakfast room and utility room**
- **Pool complex with heat retention cover, shower and views over gardens**
- **Large private gardens extending to 0.36 acre facing south/south east to the rear**

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Local Authority: East Hampshire District Council | Tax Band F

Services: Mains electricity and water, private drainage. The pool is heated by an air source heat pump.









SITUATION

Moor House sits in an established and level position in the unspoilt hamlet of Standford approximately 0.7 miles from local shop at Passfield. Nearby Liphook provides amenities for day to day living including local shops, doctor and dental surgeries, cafes and public houses, Lloyds Pharmacy and Sainsburys. There are excellent leisure facilities nearby including Liphook, Old Thorns and Hindhead Golf Clubs, Old Thorns and Champneys spas, tennis club and sailing at Frensham. The South Coast is just a half hour drive away, as is Cowdray Park Polo and the horse and motor racing at Goodwood. The nearby A3 provides easy access to

London, the M25 and motorway network and Gatwick and Heathrow airports. Liphook main line station offers a frequent service into London Waterloo in just over one hour. There is an excellent choice of local state and private schools including Liphook Infant and Junior Schools, the Ofsted rated 'excellent' Bohunt Academy, Highfield & Brookham nursery, pre prep and prep schools, Churchers College, St Edmunds and The Royal School.




DIRECTIONS

From our office in the centre of Liphook, exit the village on Headley Road (B3004). Continue for approximately 2.5 miles then turn left into Standford Hill where Moor House will be found on the right hand side.

3rd March 2025

Passfield Stores 0.7 miles
 A3 access at Bramshott 3 miles
 The Square, Liphook 2.7 miles
 Liphook main line station 3.2 miles
 Farnham (via A325) 10 miles
 Guildford 19 miles

All distances approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Stanford Hill, GU35

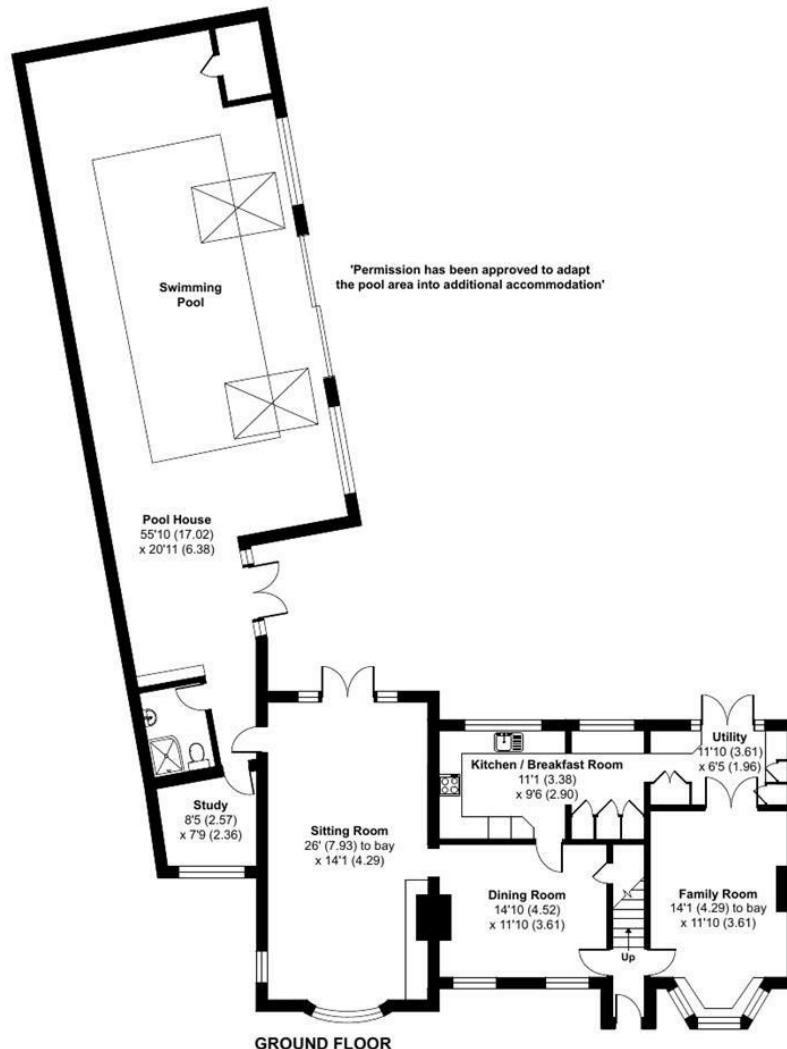
Approximate Area = 2178 sq ft / 202.3 sq m

Garage = 357 sq ft / 33.2 sq m

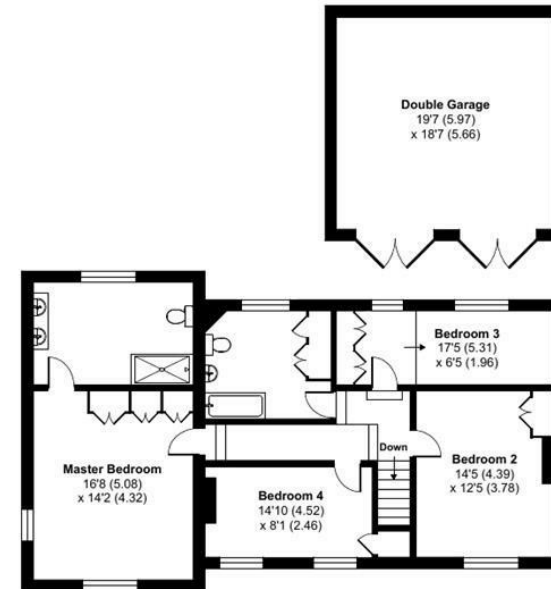
Pool House = 1210 sq ft / 112.4 sq m

Total = 3745 sq ft / 347.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Clarke Gammon. REF: 989825

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.

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