



136 Longmoor Road, Liphook, Hampshire GU30 7NZ
Price Guide £575,000 Freehold

CLARKE  GAMMON
1919

136 LONGMOOR ROAD
LIPHOOK HAMPSHIRE GU30 7NZ

Price Guide £575,000

Character Cottage	3 Double bedrooms
Lovely gardens	Kitchen/breakfast room
Dining room with open fireplace	Conservatory
Family bathroom	Garage & parking
Sitting room with wood burning stove	En-suite shower room



**A delightful character cottage on
the fringe of Liphook.**

THE PROPERTY

With origins in the late 19th century and later additions from 1981. This delightful character home is set in a convenient location between Liphook and Griggs Green and lies within walking distance of most of the village facilities, as well as nearby walks. The accommodation retains some fine features including original tiled flooring and Selborne brick open fireplace. The accommodation offers a cosy sitting room with wood burning stove and tiled hearth, separate dining room, kitchen/breakfast room, refitted in 2004 with shaker style units and gas fired Aga and a large conservatory with garden views. To the first floor, there are three double bedrooms including one with en-suite shower room and a separate family bathroom. Outside there is parking and lovely well-tended gardens.



THE GROUNDS

To the front, there is a covered bay and shingled parking space, whilst to the rear the garden offers a paved sun terrace leading to a level area of lawn with ornamental pond and well-stocked beds and borders. There is a vegetable garden with adjoining polytunnel with light and power, side access gate and mature hedging and to the rear of the garden a detached garage.

SITUATION

The property lies about halfway between Liphook village square and Griggs Green and is well-placed for all the areas many facilities. Liphook itself offers a good range of shopping, educational and leisure amenities, including a Sainsburys supermarket, schools for all age groups including the highly regarded Bohunt Academy and Sixth Form and various sporting clubs. Liphook mainline station provides services on the London Waterloo to Portsmouth line, whilst the A3 can be accessed at nearby Griggs Green. Close by, there is some lovely open countryside with walks along the Shipwrights Way and up to Weavers Down. There is a fine selection of pubs and restaurants as well as golf at old Thorns and the historic Liphook Golf Club.

Liphook Square – 0.9 miles

Railway Station – 1.4 miles

Bohunt School – 0.7 miles

A3 Junction – 0.7 miles

Haslemere - 4 miles

Guildford - 15 miles

M25 Wisley Junction - 25 miles

Longmoor Road, Liphook, GU30

Approximate Area = 1312 sq ft / 121.8 sq m

Garage / Shed = 197 sq ft / 18.3 sq m

Total = 1509 sq ft / 140.1 sq m

For identification only - Not to scale

LOCAL AUTHORITY

East Hampshire District Council

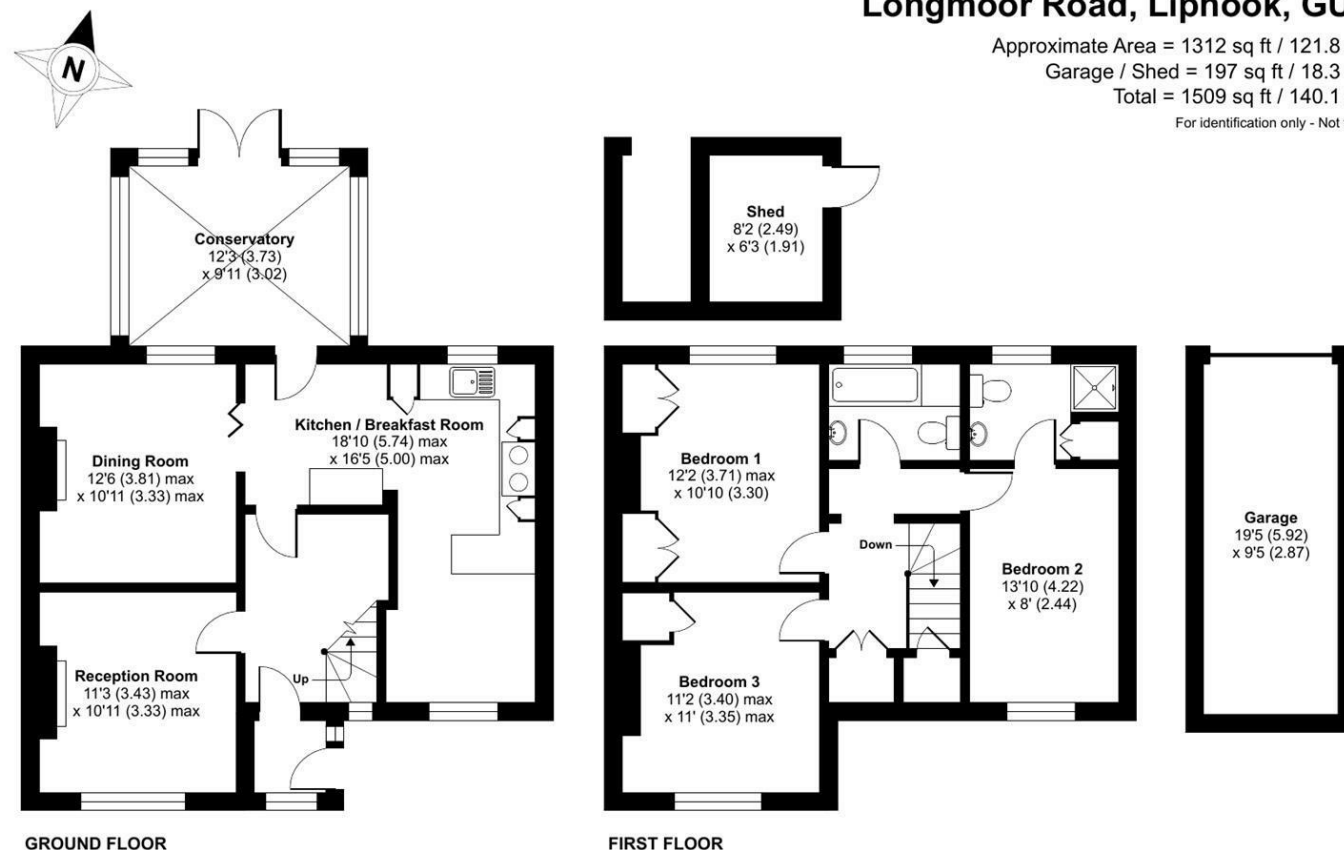
COUNCIL TAX

Band D

SERVICES

All mains services

29th January 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 826447

CG LIPHOOK OFFICE

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DIRECTIONS

From the centre of Liphook proceed along the Longmoor Road for approximately 0.9 of a mile and immediately proceeding over the roundabout the property will be found on the right-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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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