



49 The Maltings, Liphook, Hampshire GU30 7DG
Price Guide £450,000 Freehold

49 THE MALTINGS
LIPHOOK HAMPSHIRE GU30 7DG

Price Guide £450,000

In need of improvement and modernisation	Garage
Four bedrooms	Close to Radford Park
Living room	South-facing rear garden
Walking distance of schools	Kitchen
Bathroom	Chain free sale



Detached family house in need of comprehensive modernisation and improvements.

THE PROPERTY

Situated in a much-favoured residential location, just under one mile from the village centre this detached family home offers exciting scope to modernise and improve. The current accommodation which needs updating throughout offers a spacious lounge that has a garden aspect, a kitchen in need of refitting, hallway, and ground floor cloakroom. The spacious first floor landing leads to four good size bedrooms and a family bathroom. Outside there is an open plan garden to the front with a driveway leading to an attached garage. The rear garden is southerly-facing and mostly laid to level lawn with clearly defined boundaries.



THE GROUNDS

To the front the property has open plan lawns with driveway parking leading to the attached garage with rear personal door to garden. A side pathway leads to the rear which is south-facing and is laid mostly to level lawn with some paved patio, shrubs and fencing.



SITUATION

The property is set in the popular Maltings development which is within level walking distance of Liphook village centre and also well-placed for the well-regarded Bohunt School, Sixth Form and Liphook's mainline station. Close by is a footpath to Radford Park, a delightful natural area providing woodland and riverside walks. Liphook itself provides a good range of day-to-day amenities including a Sainsburys supermarket, doctors surgeries, a pharmacy, traditional bakers, a number of independent shops, cafes and restaurants and a recently opened cinema. For the motorist, the nearby the A3 provides good links with Guildford, the M25, London and the coast. The surrounding area is noted for its natural beauty, much of which is within the South Downs National Park or owned by the National Trust.

Liphook Square – 0.6 miles

A3 junction – 1.5 miles

Mainline Station – 1.2 miles

Haslemere – 3 miles

Guildford – 18 Miles

London Waterloo – 1 hour 5 minutes by train

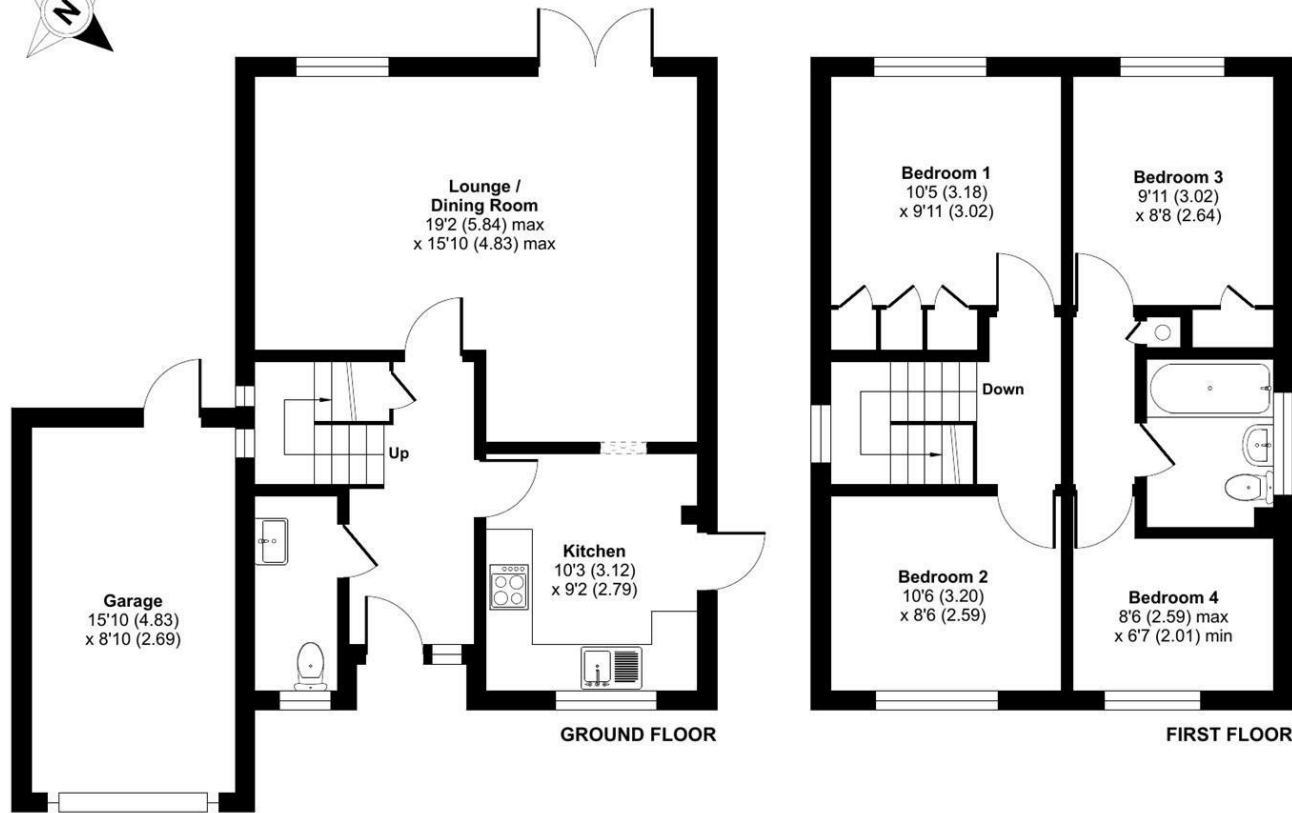
Heathrow – 40 miles - Gatwick – 50 miles

Portsmouth – 25 miles

The Maltings, Liphook, GU30

Approximate Area = 1160 sq ft / 107.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 850635

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band E

SERVICES

All mains services

15th December 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	

CG LIPHOOK OFFICE

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DIRECTIONS

From our office in the centre of Liphook proceed out the village along the Haslemere Road and after a short distance turn left in to The Maltings, bear round to the right where the property will be found on the right.

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

