



Highfield House, Highfield Lane, Liphook, Hampshire GU30 7LJ
Price Guide £1,800,000 Freehold

CLARKE  GAMMON
1919

HIGHFIELD HOUSE HIGHFIELD LANE LIPHOOK HAMPSHIRE GU30 7LJ

Price Guide £1,800,000 Freehold

An attractive country house with grounds of just under two acres, offering flexible accommodation and scope to extend.

The entrance opens into a bright and spacious open plan kitchen/dining room featuring a walk-in pantry, a good range of fitted work surfaces, cupboards and drawers and incorporating an oil-fired Aga. The dining area leads to a spacious triple-aspect living room with superb south and west facing garden views and features double tri-folding doors leading outside to the sunny terraces. There is a further sitting/play room with doors again opening to the gardens, a ground floor cloakroom with shower, utility and laundry room. The ground floor is completed by a separate suite comprising bed/sitting room, which is double-aspect with doors to the gardens and an en-suite shower room, ideally lending itself as an annexe or ground floor bedroom suite. To the first floor, the galleried landing leads to four double bedrooms, the master bedroom again featuring stunning garden views with a Juliette balcony; there is a refitted en-suite bathroom in addition to the refitted family bathroom.

Outside, the house is approached via an electric gated entrance and a long sweeping driveway. The grounds extend to just under two acres and feature lovely views with large lawned areas, paved patios, pond and areas of woodland, all enclosed by mature shrubs and trees. There is a children's play area and additional parking leading to outbuildings comprising garaging for four cars and a log store to the side, offering potential for conversion subject to planning. There is a further outbuilding originally used as a stables comprising two loose boxes and an adjoining large workshop which could also be used as a store/tackroom. The outbuildings are completed by a splendid detached and fully insulated timber cabin providing home office facilities along with separate kitchen and cloakroom.

- **Spacious open plan kitchen/dining room**
- **Large open plan living room with fine views**
- **Sitting/playroom**
- **Ground floor annexe/fifth bedroom suite**
- **Grounds extending to just under two acres**
- **Master bedroom with en-suite**
- **Three further first floor double bedrooms**
- **Refitted family bathroom**
- **Garaging, stables and separate home office with connected utilities**
- **Direct access to woodland walks and the South Downs National Park**

CG LIPHOOK

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Local Authority: Chichester District Council, Tax Band H

Services: Oil central heating & private drainage





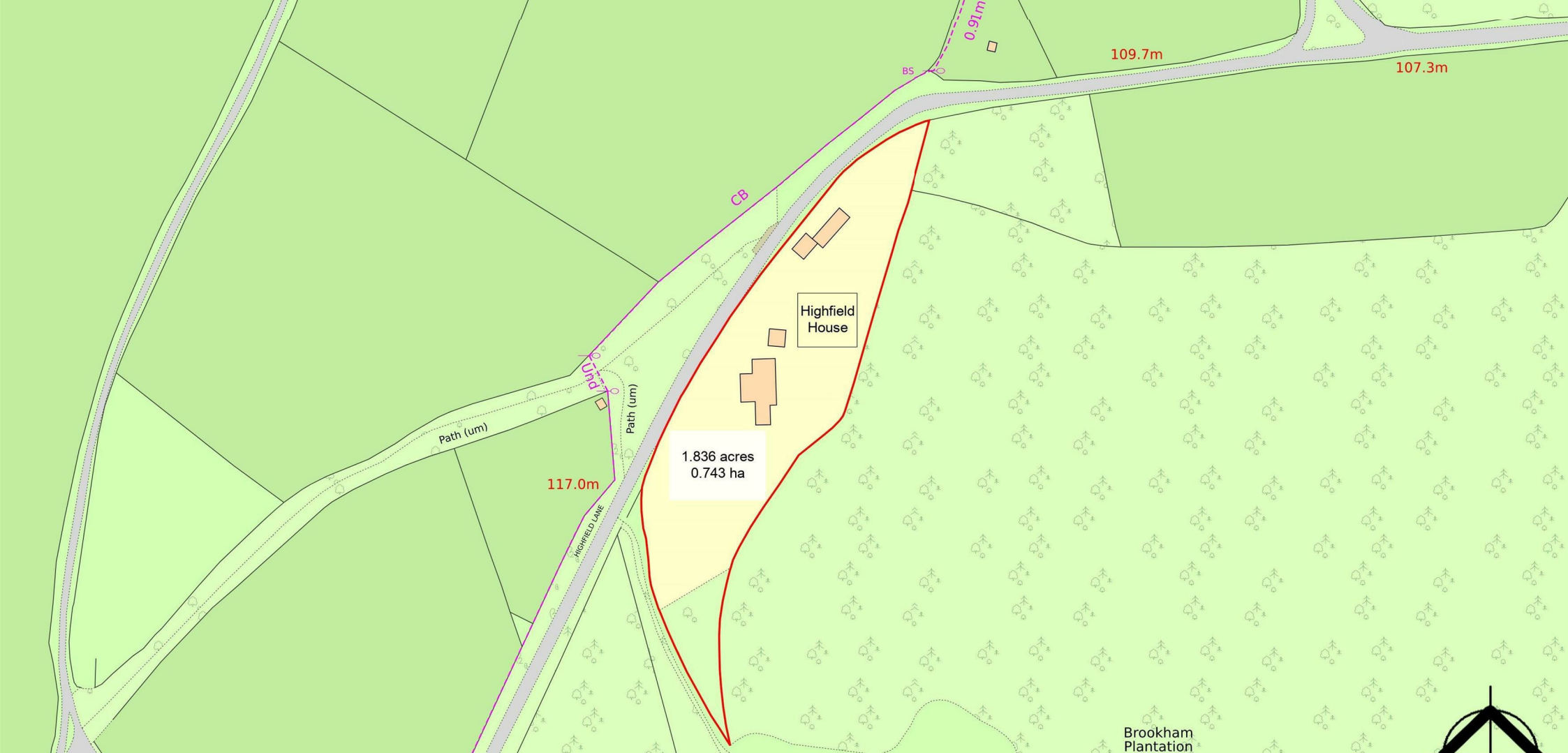




SITUATION

The house occupies a convenient yet semi-rural position, surrounded by woodland and is ideally placed for both Liphook and Haslemere. There is easy access to wonderful countryside including Iron Hill, Stanley and Lynchmere Commons, where walking, cycling and horse riding can be enjoyed. Nearby Liphook offers a mainline station with frequent services to London Waterloo in just over an hour whilst the village centre provides a wide range of amenities including a Sainsbury's supermarket, two doctors' surgeries, a selection of shops for all day to day needs, restaurants, pubs, coffee shops and the recently opened Living Room Cinema. There are


schools for all ages including the outstanding rated Bohunt School and Sixth Form and the house is also extremely convenient for the renowned Churcher's Junior School and Highfield and Brookham Schools. The A3 is easily accessible, providing good links to Guildford, the M25 and London to the north, Portsmouth, the coast and M27 to the south. The property lies within the South Downs National Park and horse racing and motorsport can be enjoyed at Goodwood, golf at the historic Liphook Golf Club and Old Thorns, polo at Cowdray Park, sailing at Chichester and spa facilities at nearby Champneys Forest Mere.



DIRECTIONS

From our office in the centre of the village proceed along the Midhurst Road, continuing for approximately 0.25 of a mile and turning left into Highfield Lane where the property will be found towards the end of the lane on the right-hand side.

- Mainline station – 0.7 miles
 - Village centre – 1.25 miles
 - A3 access – 1.5 miles
 - Haslemere – 4 miles
 - Petersfield – 10 miles
 - Chichester – 18 miles
 - Guildford – 18 miles
 - Winchester – 30 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	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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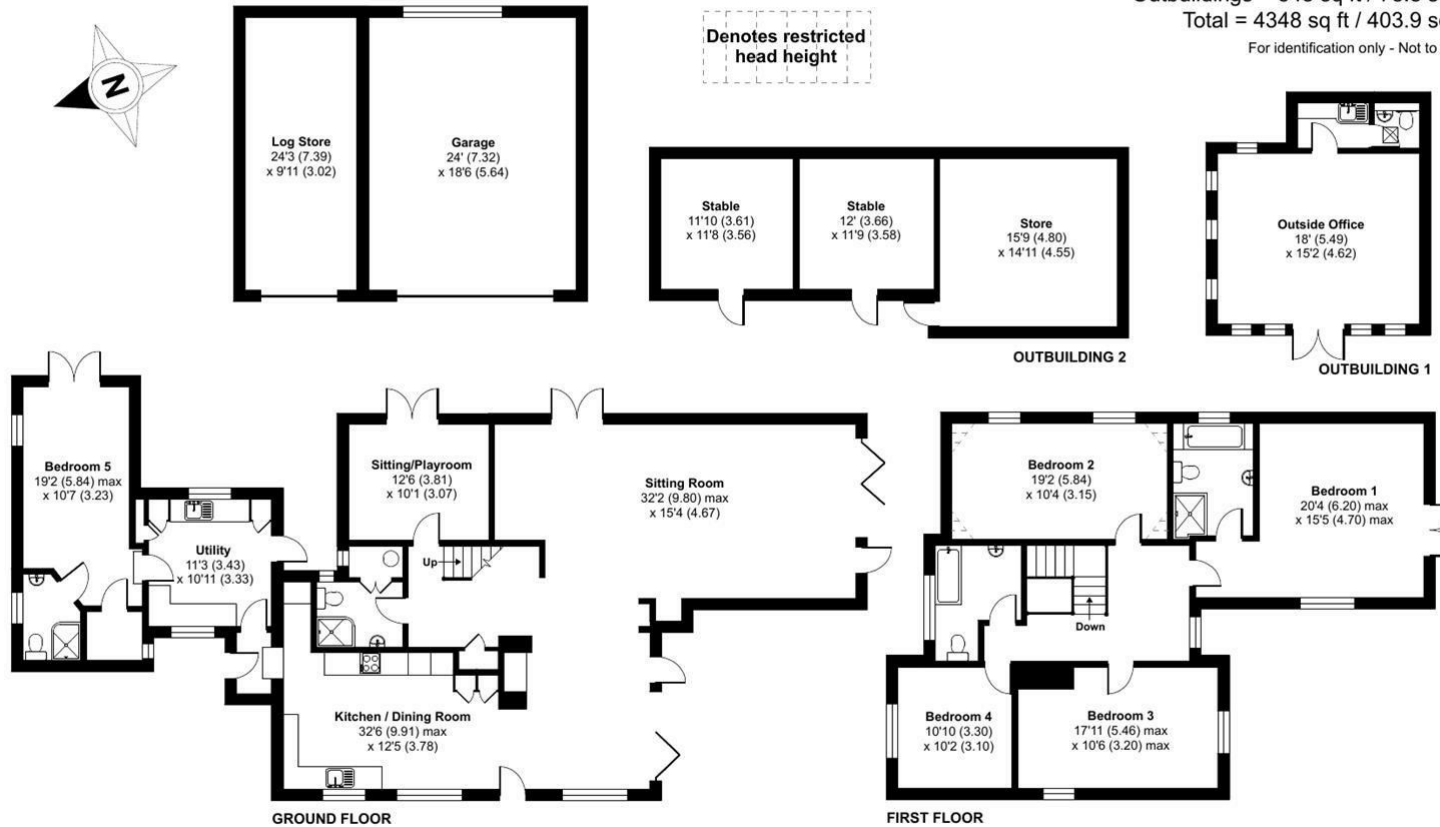
Approximate Area = 3488 sq ft / 324 sq m (includes garage/log store)

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Outbuildings = 848 sq ft / 78.8 sq m

Total = 4348 sq ft / 403.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Clarke Gammon. REF: 868173

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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LIPHOK OFFICE
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