



Canada Way, Liphook, Hampshire
Price Guide £750,000 Freehold

CLARKE  GAMMON
1919

68 CANADA WAY
LIPHOOK HAMPSHIRE GU30 7UH

Price Guide £750,000

Master bedroom with en-suite bathroom	Study
Guest bedroom with en-suite shower room	Family bathroom
3 further bedrooms	Dining room
Sitting room	Family room/bedroom six
Open plan kitchen / breakfast /family room	South facing rear garden



**A spacious family home set close
to the Village Centre.**

THE PROPERTY

The property was built in 2000 by Westbury Homes and is set on a corner plot location and provides adaptable and flexible accommodation.

To the ground floor are four separate reception rooms including sitting room with fireplace and double doors leading to the dining room which, in turn, has double glazed doors to the garden. The open plan kitchen/breakfast/family room is fitted with a range of modern units and incorporates a conservatory area leading out to the rear garden. To the first floor are five bedrooms including main and guest suites with the majority of the bedrooms having fitted wardrobes.



THE GROUNDS

To the front of the property is a tarmac driveway with screening hedge and SINGLE GARAGE. Side access leads to the rear which offers paved patios with steps leading up to a level area of lawn with well stocked beds and borders, the whole enclosed by timber panel fencing and brick walling. To the side of the property is a large covered store which has double opening glazed doors to the rear garden.

SITUATION

The property is on a corner plot within the popular St James' development which consists of varying styles of family homes all located within walking distance of the village shops, recreational amenities, educational facilities and main line station. A particularly attractive feature of the development is the large Millenium Green at the entrance, which provides a lovely open space. Liphook itself provides a good range of facilities including Sainsbury's Supermarket, doctor and dentist surgeries and library. The main line station serves the Portsmouth to London Waterloo main line. The area has an excellent choice of state and private schools including Bohunt Academy, Highfield School and Churchers Junior School. The village is surrounded by many acres of fine countryside much of which lies within the South Downs National Park or is owned by the National Trust.

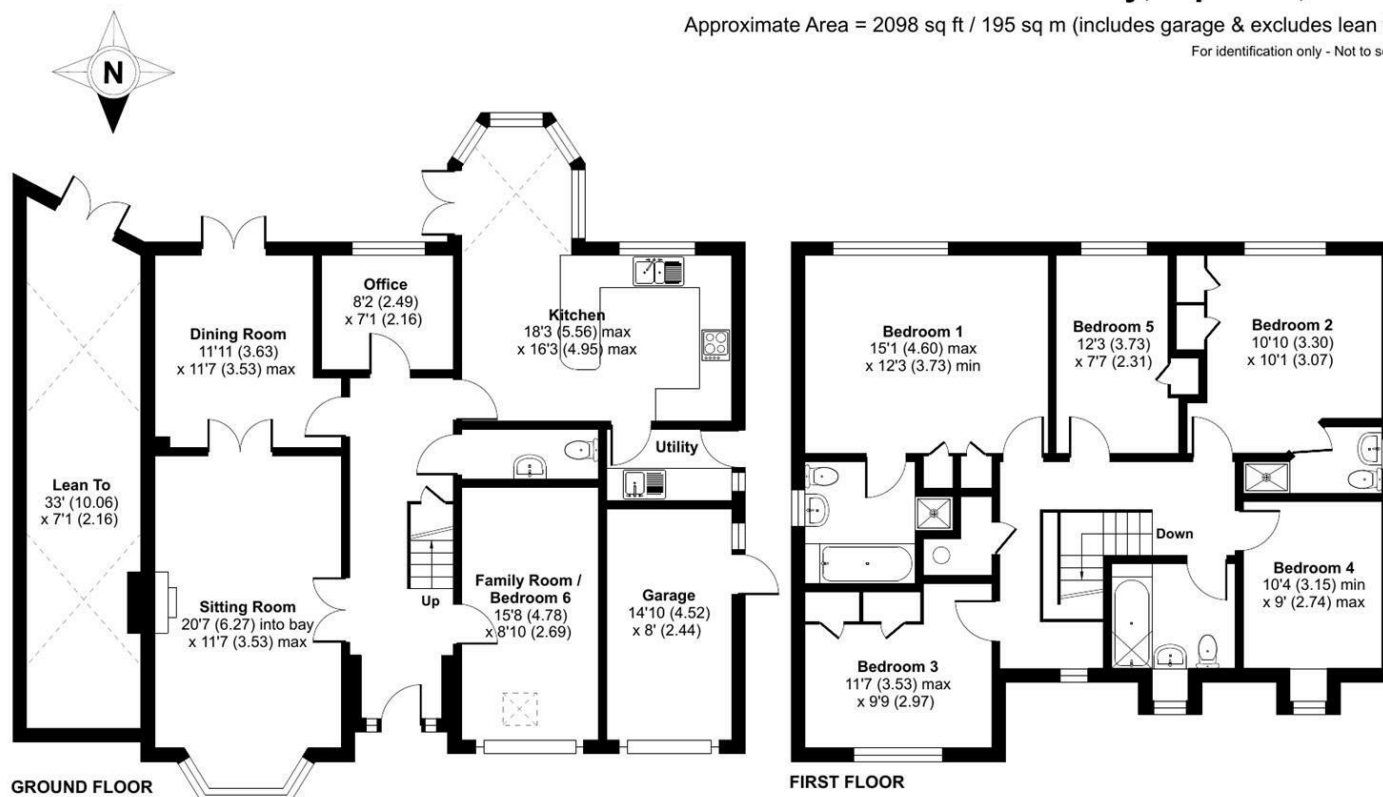
Main line station 0.5 miles
Liphook Square 0.6 miles
Bohunt Academy 0.8 miles
A3 access at Bramshott 1.3 miles
A3 access at Griggs Green 2 miles
Haslemere 5 miles
Petersfield 8 miles

All distances approximate

Canada Way, Liphook, GU30

Approximate Area = 2098 sq ft / 195 sq m (includes garage & excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Clarke Gammon. REF: 902039

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band G

SERVICES

All main services

5th June 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in the centre of Liphook proceed in a southerly direction along Midhurst Road. At the roundabout head straight over into Ontario Way, proceeding until the T Junction with Canada Way. Turn left and continue until the T junction with Huron Drive 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

