



**17 The Avenue, Liphook, Hampshire GU30 7QD**  
**Price Guide £875,000 Freehold**

CLARKE  GAMMON  
1919



17 THE AVENUE  
LIPHOOK HAMPSHIRE GU30 7QD

## Price Guide £875,000

Impressive open plan  
kitchen/family room

Four/five bedrooms

Sitting room

Study/bedroom five

Utility room

En-suite shower room to  
master bedroom

Family bathroom and  
downstairs cloakroom

Parking

South facing rear gardens

Beautifully presented  
throughout



**An attractive detached family house,  
ideally placed for the local schools.**

### THE PROPERTY

Recently and comprehensively refurbished and extended, this fine spacious home offering attractive contemporary living is presented to the market in superb decorative order throughout. On the ground floor, a bright and spacious open plan reception area provides a fitted kitchen with dining area and lounge area with doors leading to the gardens. In addition, there are two further reception rooms to the ground floor. Upstairs, the master bedroom has views over the southerly-facing rear garden and features attractive vaulted ceilings and an en-suite shower room. There are three further spacious bedrooms with vaulted ceilings and a well-equipped family bathroom. Outside there is ample driveway parking and a level south facing large rear garden.





### THE GROUNDS

Situated on a good sized and level plot, the property features a generous south facing garden which offers a newly laid paved patio with a large expanse of lawn with shrubs and well stocked borders. To the front there is driveway parking and side access to the rear.

### SITUATION

The property is situated within this highly convenient residential location. Within walking distance is the local Co-op and Post Office with the village centre being just a little further. Liphook itself provides an excellent range of shopping, recreational and educational facilities, including a Sainsbury's superstore and many independently owned shops and the new Living Room Cinema. The mainline station provides rail services on the Waterloo to Portsmouth main line, whilst the nearby A3 provides good road links to Guildford, the M25 and London to the north and Portsmouth, the south coast and the M27 to the south. The area itself is surrounded by some lovely countryside, much of which lies within the South Downs National Park or is owned by the National Trust.

- Post Office – 0.3 miles
- Liphook Centre – 0.5 miles
- Station – 1 mile
- Haslemere – 4.5 miles
- Guildford – 14 miles
- London Waterloo – In under an hour
- Portsmouth Harbour – 28 miles

