



27 Rudgard Way, Liphook, Hampshire GU30 7GW
Price Guide £635,000 Freehold

27 RUDGARD WAY
LIPHOOK HAMPSHIRE GU30 7GW

Price Guide £635,000

Master bedroom with en-suite shower room

Downstairs cloakroom

Three further bedrooms

West facing rear garden

Walking distance to railway station

Backing onto farmland

Open plan kitchen/family room

Garage and driveway

Two reception rooms

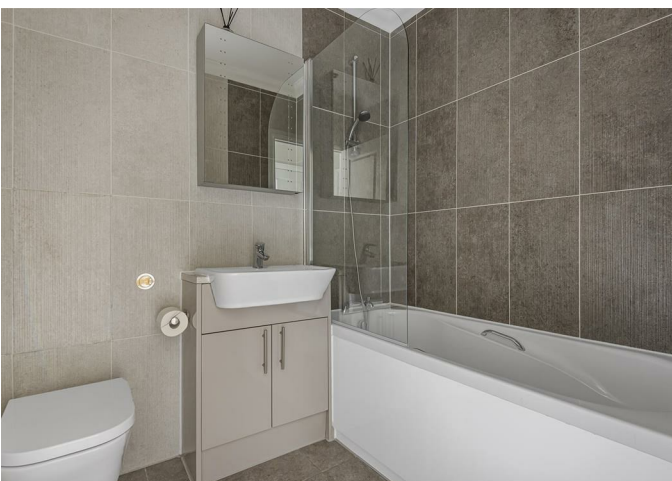
Energy efficient



A beautifully presented ENERGY EFFICIENT home backing onto farmland yet also walking distance of schools and Liphook railway station

THE PROPERTY

This fine detached house, of traditional construction completed in 2019 by Cove Homes, forms part of the highly desirable Silent Garden development. This particular house occupies a superior position having a tucked away location backing on to open fields and The South Downs National Park. The ground floor is well-designed and features a beautifully appointed fitted kitchen/dining room. In addition there is a spacious lounge with doors opening to the rear garden and a further separate family room that also opens out to the rear garden. Upstairs, there are four bedrooms, the master bedroom featuring a well-equipped en-suite shower room and there is a family bathroom off the landing. The gardens are westerly-facing and back onto open fields.



THE GROUNDS

To the front, there is block paving driveway providing parking and access to the GARAGE and the remainder of the front is laid to lawn with flower borders, a paved pathway leads to the side of the property which gives access to the rear, which is westerly-facing and offers a paved patio leading to a level area of lawn with a timber shed. The whole is enclosed by timber panelled fencing and backing onto open farmland and the South Downs National Park.

SITUATION

The property is set on the recently completed Silent Garden development, adjoins the South Downs National Park and is within easy walking distance of Liphook's village square, mainline station, well-regarded schools, and the newly opened Living Room Cinema. The village itself provides a wide range of amenities which cater for most day-to-day needs including a Sainsbury's superstore, whilst the mainline station offers services on the London Waterloo to Portsmouth line. The nearby Bohunt Academy has an outstanding Ofsted rating as well as an adjoining sixth form college. Liphook also boasts a good range of leisure facilities including pubs and restaurants, whilst the surrounding area is noted for its natural beauty much of which is either owned by the National Trust or set within the South Downs National Park. There are lovely walks nearby, which can be directly accessed from the development, there are also two golf courses, two health spa and a Bramshott junction onto the A3.

Liphook main line station 0.3 miles
Village centre 0.2 miles
Hindhead Tunnel 4.7 miles
Haslemere 5 miles
Petersfield 8 miles
Guildford 18 miles
Portsmouth 27 miles
Heathrow Airport 40 miles
Gatwick Airport 51 miles

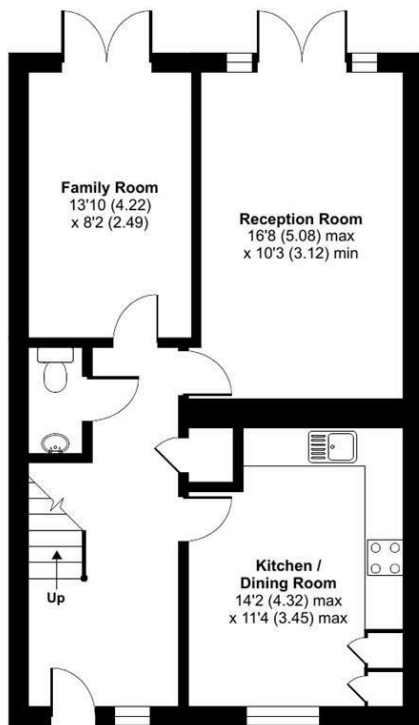
Rudgard Way, Liphook, GU30

Approximate Area = 1286 sq ft / 119.4 sq m

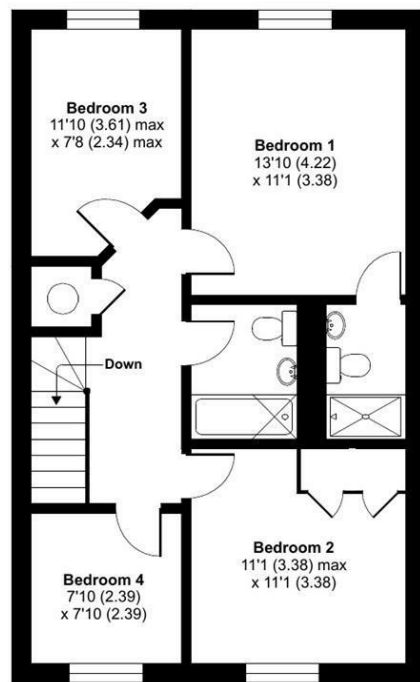
Garage = 198 sq ft / 18.4 sq m

Total = 1484 sq ft / 137.8 sq m

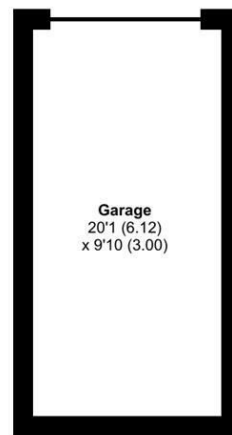
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 893645

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band F

SERVICES

All mains services

Estate Charge of £250.00 per annum.

21st June 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(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

Proceed out of Liphook, along the Portsmouth Road, and after approximately 300 yards turn right into The Firs follow the road round and Silent Garden is on the left-hand side. As you go into Silent Garden follow the road round to the left and a small way down you will find the property on the left.

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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LIPHOOK OFFICE
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