



**26 Lark Rise, Liphook, Hampshire**  
**Price Guide £350,000 Freehold**

26 LARK RISE  
LIPHOOK HAMPSHIRE GU30 7QT

Price Guide £350,000

2 Double bedrooms	Gas central heating
Spacious living room	Southerly facing garden
Kitchen	Corner plot
Shower room	Garage in block
Double glazed	CHAIN FREE SALE



**A well designed bungalow set in  
a convenient and popular  
location**

#### THE PROPERTY

CHAIN FREE SALE - This fine end of terrace bungalow built in 1982 is set in a pleasant tucked away location of similar homes in this popular residential location close to Liphook village centre. The property features an attractive south-facing rear garden with the accommodation featuring a spacious L-shaped lounge/dining room which opens out directly to the rear garden. The kitchen is fitted with a range of cupboards and worktops; there are two double bedrooms and a bathroom.



## THE GROUNDS

The property is approached by a pathway and at the front has stocked beds with pathway to the front door. A pathway extends to the side with a gate leading to the rear. The rear garden is of a good size, is southerly facing and is laid predominantly to lawn with beds and borders, enclosed by fencing and with rear access gate to The Avenue. The GARAGE is situated in a block to the front for the house.

## SITUATION

The property is situated in a popular residential location of similar homes and close to open green space and walks and also lies within a third of a mile of the local convenience store and post office. The centre of Liphook is about half a mile away and offers a good selection of local shops and amenities Lloyds chemist and Sainsburys supermarket. There are two doctors surgeries, dentists and optician and a little further in the Newtown area is Liphook mainline railway station and further local shops and amenities. The area offers a variety of public houses, coffee shops and restaurants as well as two golf courses and two health spas. Liphook is surrounded by some lovely countryside much of which lies within the South Downs National Park.

A3 Junction – 1 mile

Village Centre – 0.75 of a mile

Mainline Station – 1 mile

Haslemere – 4.5 miles

Guildford – 14 miles

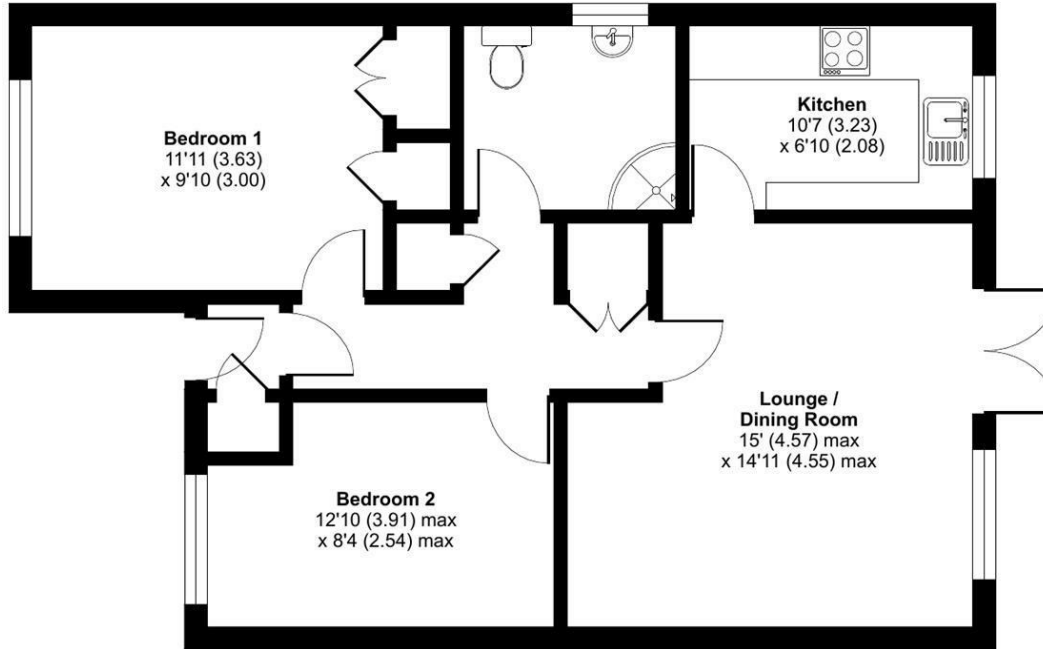
London Waterloo – 1 hour 5 minutes by train



# Lark Rise, Liphook, GU30

Approximate Area = 697 sq ft / 64.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 961081

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band D

## SERVICES

All Main Services, gas central heating, double glazed

10th May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG LIPHOOK OFFICE

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## DIRECTIONS

From the centre of Liphook, proceed along the Longmoor Road and after passing Bohunt School on the left, turn right into The Avenue, after shortly passing Yeomans Lane on the left and at the sharp right-hand bend, turn left into Lark Rise, turning right again where the property will be found in the corner backing onto The Avenue

## 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.

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