



**Old Forge Cottage, 56 Church Road, Bramshott, Hampshire**  
**Price Guide £375,000 Freehold**

CLARKE  GAMMON  
1919

OLD FORGE COTTAGE 56 CHURCH ROAD  
LIPHOOK HAMPSHIRE GU30 7SH

Price Guide £375,000

2 bedrooms	Box room
Large reception room	Bathroom
Kitchen	Parking
Large garden	Space for garage
In need of modernisation	Village centre location



**A character cottage in need of  
modernisation and  
improvements.**

#### THE PROPERTY

Set right in the heart of this popular village, a Victorian cottage with a large garden. The property is in need of comprehensive refurbishment but currently offers a large reception room with dining and lounge areas, kitchen and rear lobby and upstairs, 2 bedrooms, a box room and bathroom.



## THE GROUNDS

The property is approached from the front with steps up to a small area of garden. At the rear, the garden which is currently overgrown, is of a good size and leads to a further area with separate access that formerly had a garage and could currently be used for off street parking. In all the land extends to about 0.2 acre.

## SITUATION

The property enjoys a wonderful location in the centre of the picturesque village of Bramshott which lies just north of the A3 interchange and within one and a half miles of Liphook village centre. It is renowned for its many attractive cottages and the historic St Marys Church with its Canadian war graves whilst nearby Liphook itself provides an excellent range of facilities which include a large Sainsbury's supermarket, many independent shops, The Living Room Cinema, Lloyds bank and many leisure and recreational facilities. There are many miles of good walks nearby, many of which are in National Trust owned land or The South Downs National Park. There is also a fine selection of restaurants and pubs in the area, whilst the mainline railway station at Liphook offers services to London and Portsmouth.

Liphook village centre - 1 mile

Liphook mainline station - 1.5 miles

A3 Junction - ¼ of a mile

Haslemere - 5 miles

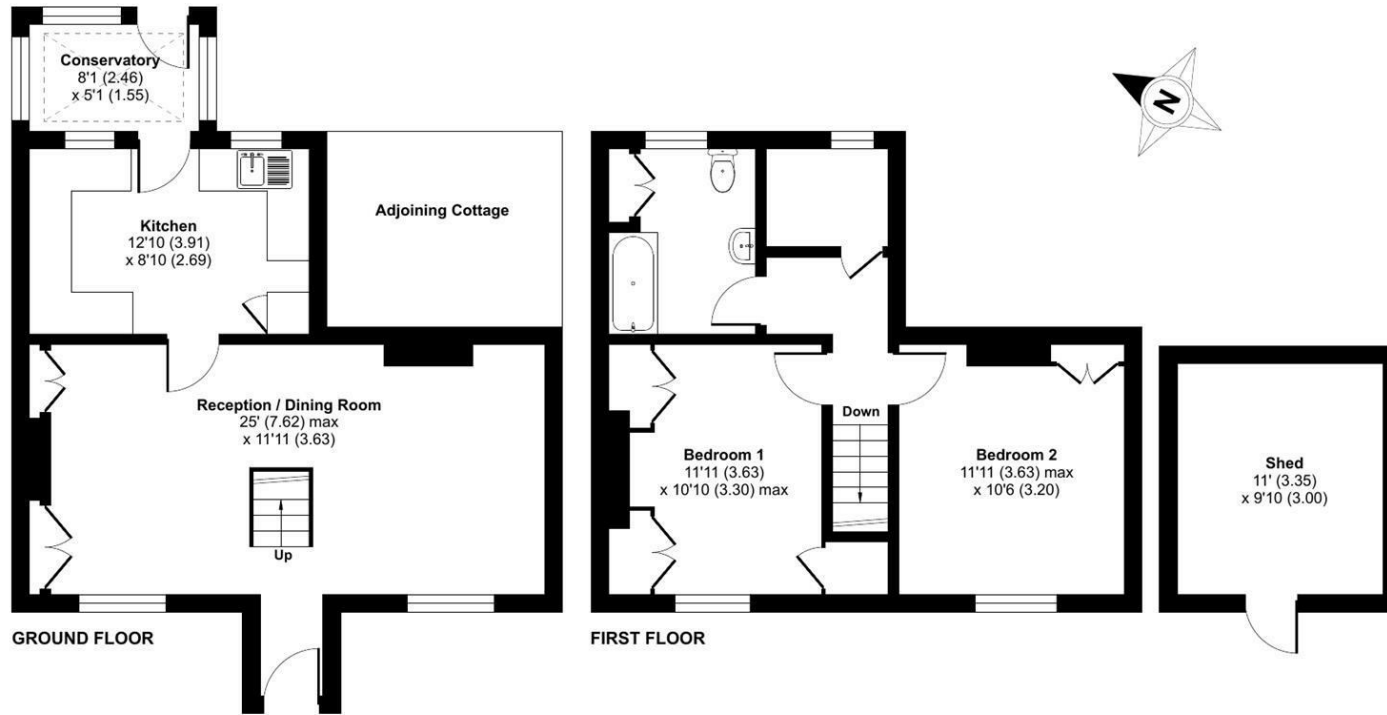
Guildford - 18 miles

Portsmouth - 28 miles

M25 Junction at Wisley - 24 miles

# Church Road, Bramshott, Liphook, GU30

Approximate Area = 897 sq ft / 83.3 sq m (adjoining cottage)  
 Shed = 108 sq ft / 10 sq m  
 Total = 1005 sq ft / 93.3 sq m  
 For identification only - Not to scale



## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

30th April 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 982016

## CG LIPHOOK OFFICE

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## DIRECTIONS

From the centre of Liphook take the London Road out of the village, proceed over the A3 turning left in to Church Road. Upon entering the village and shortly before the church the property will be found on the right-hand side.

## 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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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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