



22 London Road, Liphook, Hampshire
Price Guide £975,000 Freehold

22 LONDON ROAD
LIPHOOK HAMPSHIRE GU30 7AN

Price Guide £975,000

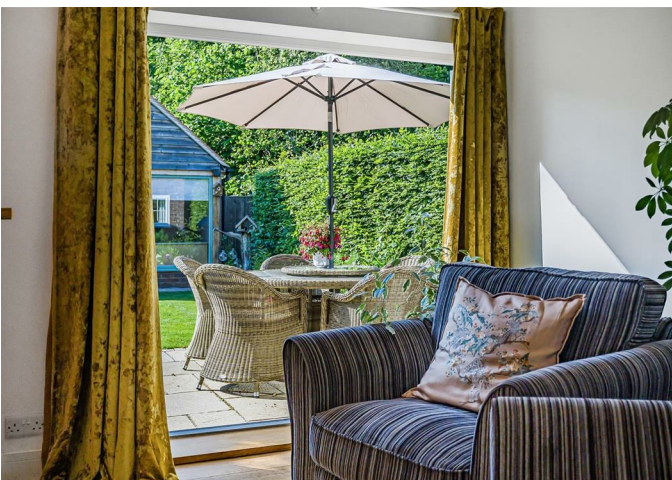
Five/six bedrooms	Private gardens
Three ensuite shower rooms	Garage
Family bathroom	Lounge with fireplace
Triple aspect kitchen/family room	Garden office/studio room
Adjoins recreation ground	Central location



A extremely spacious family house with easy access Liphook Centre

THE PROPERTY

Skilfully extended and comprehensively modernised by the current owner, an exceptionally spacious family home situated close to the heart of Liphook and within walking distance of all the local amenities and schools. The property offers extremely flexible and adaptable accommodation featuring a stunning open plan kitchen/family room, which is triple aspect and features twin double opening doors to the garden. There is also a spacious double aspect reception room and a ground floor bedroom with en-suite that offers scope as an annexe. To the first floor, a double aspect master bedroom features an en-suite shower room and walk-in wardrobe, there is a further double bedroom with en-suite shower room and three additional bedrooms and a family bathroom.



THE GROUNDS

The property is set in a unique location of just 4 houses and directly adjoins Liphooks' recreation grounds and is approached by a driveway leading to the DETACHED GARAGE and parking. From the garage there is an adjoining studio with windows and doors out to a enclosed garden area. There is a further area of garden to the rear which offers landscaped terracing with garden store and access to the recreation grounds.

SITUATION

The property enjoys a convenient location that adjoins Liphook Recreation Ground. It is within walking distance of the centre of Liphook which boasts many leisure, shopping and education amenities which include the Ofsted 'Outstanding' rated Bohunt Academy School and sixth form college. There are both local and national shops including a Sainburys; pubs, restaurants and coffee shops, The Living Room Cinema and numerous sports clubs. Liphook mainline railway station provides good commuter services on the London Waterloo to Portsmouth Line whilst the improved A3 offers good road links. The surrounding area is noted for its beauty and much of it is either owned by the National Trust or lies within The South Downs National Park.

Village Centre - 400 yards

Railway station - 0.7 mile (Waterloo in just over 1 hour)

Bohunt School - 0.3 mile

A3 Bramshott junction - 0.5 mile

Haslemere - 4.5 miles

Guildford - 18 miles

South Coast - 25 Miles

London Road, Liphook, GU30

Approximate Area = 2904 sq ft / 269.8 sq m (includes garage)

For identification only - Not to scale

LOCAL AUTHORITY

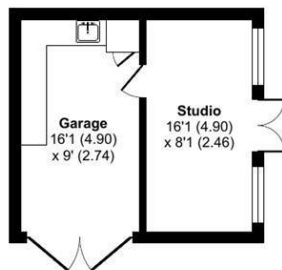
EHDC

COUNCIL TAX

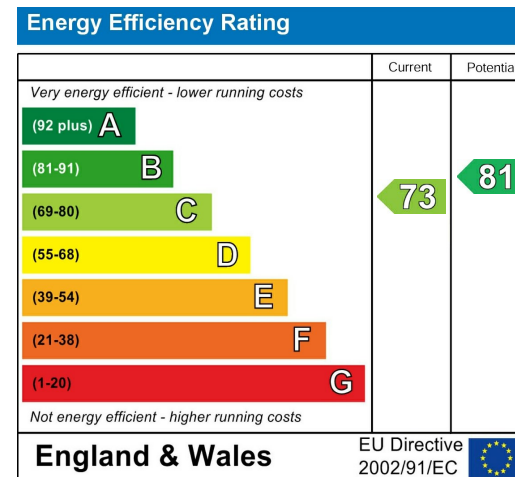
Band E

SERVICES

All mains services and gas central heating



3rd April 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 989748

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From Liphook centre proceed out of the village on the B2171 - London Road. Before the entrance to the recreation ground turn into the private drive where the property will be found at the far left corner

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

