



**8 Hunterswood, Liphook,
Price Guide £690,000 Freehold**

CLARKE  GAMMON
1919

8 HUNTERSWOOD
LIPHOOK GU30 7ZF

Price Guide £690,000

Master bedroom with en-suite

Utility room

Three further bedrooms

Carport and parking

Family bathroom

Landscaped garden

Sitting room

Cul de sac

Stunning kitchen/family room

Walking distance of Liphook Centre



A fine family home set in an exclusive development within walking distance of Liphook centre and its well regarded schools

THE PROPERTY

Built to a high specification in 2020 by Project 26 homes, this attractive family home is set in an enviable location within this exclusive close of just 9 properties. This lovely house features a stunning kitchen/family room with doors out to the rear garden and fitted in an attractive Shaker style with Natural Quartz worktops, fully integrated Bosch appliances and soft closed doors and drawers. The ground floor has underfloor heating with mostly Amtico flooring and Oak cottage style doors with brushed metal handles. Upstairs the bathroom and shower room are again finished to a high standard with wet room style shower and modern Roca Nexo sanitaryware with coordinated wall and floor tiling. There are LED spotlights to most rooms with hardwired smoke, heat and CO2 alarms and the property is fitted with Solar photovoltaic roof panels to provide savings on your electricity bills.



THE GROUNDS

At the front there is a car port and driveway parking. Side access with gate leads to the rear which has been landscaped for ease of maintenance and features Indian sandstone paved paths and patios. The boundaries are clearly defined by timber panel fencing with mature trees to the rear providing screening and privacy.

SITUATION

The property lies close to the village centre and is well-placed for all the areas many facilities. Liphook itself offers a good range of shopping, educational and leisure amenities, including a Sainsburys supermarket, schools for all age groups including the highly regarded Bohunt Academy and Sixth Form and various sporting clubs. Liphook mainline station provides services on the London Waterloo to Portsmouth line, whilst the A3 can be accessed at nearby Griggs Green. Nearby is The South Downs National Park with walks along the Shipwrights Way and up to Weavers Down very close. There is a fine selection of pubs and restaurants as well the recently opened Living Room Cinema and golf, Spa & gym at the nearby Old Thorns Hotel and Country Club.

Liphook Square – 0.6 miles

Railway Station – 1.2 miles

Bohunt School – 0.5 miles

A3 Junction – 0.7 miles

Haslemere - 4 miles

Guildford - 15 miles

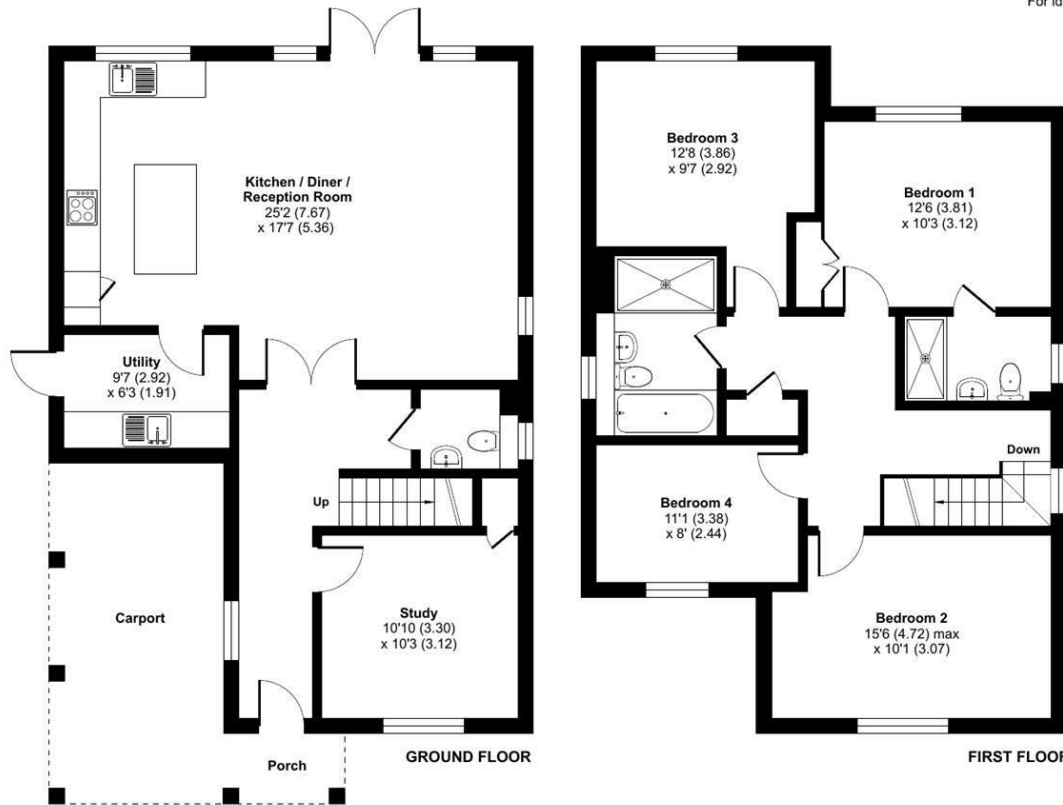
M25 Wisley Junction - 25 miles



Hunterswood, Liphook, GU30

Approximate Area = 1558 sq ft / 144.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1000643

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band F

SERVICES

All mains services

6th November 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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

From the centre of Liphook proceed along the Longmoor Road for approximately 0.6 of a mile where Hunterswood will be found on the right

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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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

