



**76 Portsmouth Road, Liphook, Hampshire**  
**Price Guide £659,950 Freehold**

CLARKE  GAMMON  
1919



76 PORTSMOUTH ROAD  
LIPHOOK HAMPSHIRE GU30 7EF

## Price Guide £659,950

Distinctive period cottage	Landscaped garden
Annexe/converted barn	Home office/studio
4 bedrooms overall	Adaptable living
Beautifully presented	Off road parking
Convenient location	Great walks nearby



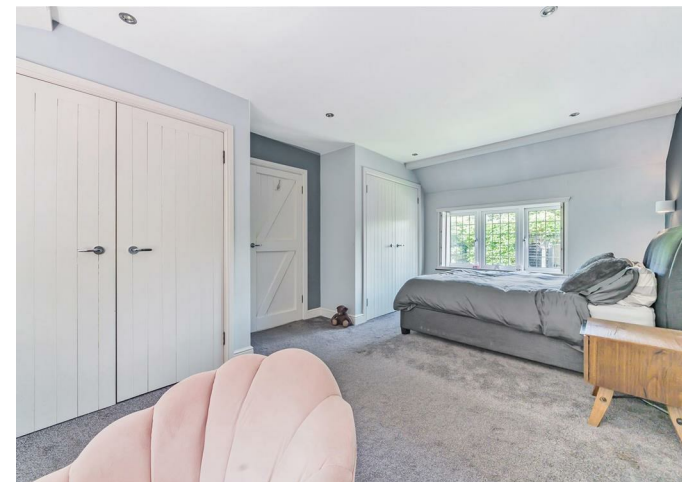
## A charming period cottage with adjoining detached ancillary accommodation.

### THE PROPERTY

A beautifully presented home with an intriguing history: this beautiful stone cottage offers a unique opportunity for versatile living as the plot offers a main house and an ancillary dwelling with additional accommodation. Within the cottage the ground floor entrance opens to a well appointed kitchen/dining room fitted with an attractive range of works tops and cupboards along with integrated appliances. The adjoining living room is double aspect and features an open fireplace with log burner. Upstairs there are two bedrooms, the master is double aspect with fitted wardrobes and there is also a luxuriously appointed bathroom.

Across the driveway, the conversion providing ancillary/annexe accommodation features a double aspect living room with doors to a courtyard garden, fitted kitchen, modern shower room and double bedroom. Upstairs there is a further spacious bedroom.





## THE GROUNDS

There is an additional home office in the gardens providing a useful home working area. The gardens lie primarily to the rear of the cottage and have been thoughtfully landscaped offering terraces and decking with lawns, beds and borders and featuring an ornamental pond and original well.

## SITUATION

The property is set on the fringe of the village and within just a short walk of both the mainline railway station and the award winning Bohunt School. Nearby there is direct access to The South Downs National Park with its local network of byways and footpaths. The village itself provides an excellent range of shopping and leisure facilities including a Sainsbury Supermarket, traditional bakers, doctor's surgeries, opticians and dentists as well as cinema, various sports clubs and golf at both Old Thorns and the historic Liphook Golf Club. The A3 can be accessed at the nearby Bramshott junction, which provides good links to Guildford, the M25 and London to the north, Petersfield, the M27 and Portsmouth and the coast to the south. The property adjoins the South Downs National Park and the area is surrounded by some lovely countryside with many attractions and beautiful walks nearby.

Liphook mainline station - 0.3 miles

A3 junction at Bramshott - 1.4 miles

Haslemere - 5 miles

Portsmouth - 27 miles

Guildford - 19 miles

M25 junction at Wisley - 25 miles

M27 Portsmouth - 32.4 miles



## Portsmouth Road, Liphook, GU30

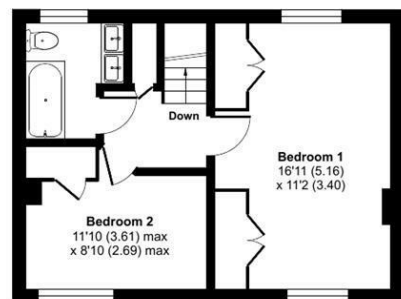
Approximate Area = 774 sq ft / 71.9 sq m

Guest House = 866 sq ft / 80.4 sq m

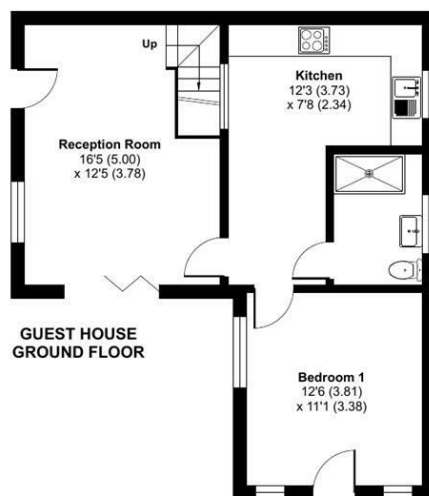
Garden Office = 155 sq ft / 14.3 sq m

Total = 1795 sq ft / 166.6 sq m

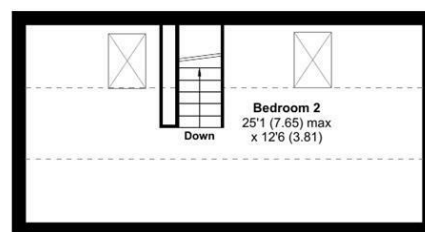
For identification only - Not to scale



FIRST FLOOR

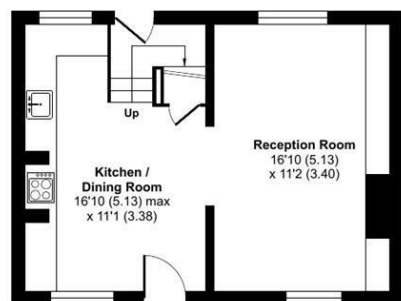


GUEST HOUSE  
GROUND FLOOR



GUEST HOUSE  
FIRST FLOOR

Denotes restricted  
head height



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: 1004603

### LOCAL AUTHORITY

EHDC

### COUNCIL TAX

Band D


### SERVICES

Mains water, electricity, mains drainage  
gas central heating.

**Annexe EPC rating C**

20th June 2024

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### CG LIPHOOK OFFICE

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### DIRECTIONS

From The Square in Liphook proceed south along the Portsmouth Road and after about 1/2 a mile the property will be found on the right just before The Links.

### 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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