



6 Yeomans Lane, Liphook, Hampshire GU30 7PN
Price Guide £495,000 Freehold

CLARKE  GAMMON
1919

6 YEOMANS LANE
LIPHOOK HAMPSHIRE GU30 7PN

Price Guide £495,000

Tastefully extended	Conservatory with bi-fold doors
Beautifully presented	4 Bedrooms
Hall and Cloakroom	En-suite shower and bathroom
Spacious kitchen	Garage and parking
Open plan living space	Large private gardens



**A cleverly extended and adapted
semi-detached house offering
tastefully presented
accommodation with large
private gardens.**

THE PROPERTY

The house was constructed in the early 80's and has recently been extended and adapted to offer spacious accommodation. There is an entrance hall and cloakroom. the kitchen has been adapted and gives direct access into the attached garage. The reception space is large with a conservatory offering bi-fold doors, which lead onto the sun terrace and private rear gardens.

The loft has been adapted and now offers the master bedroom suite. There are 3 other bedrooms and a family bathroom.



THE GROUNDS

The front of the property is open plan with additional car parking and access to the attached single garage. The gardens are an undoubted feature, they enjoy a high degree of privacy, offer decking, retained lawn area and flower beds, a further raised terraced area at the foot of the garden with a shelter for a covered hot tub.

SITUATION

The property is set in a development of similar houses and is ideally placed for the nearby and well regarded local schools. The award winning Bohunt Academy & sixth form college have an excellent Ofsted rating. The village itself provides a wide range of shopping and recreational facilities, which include a Sainsbury's superstore, numerous pubs, and restaurants and various sporting clubs. Liphook also has the recently opened Living Room cinema. The surrounding area is noted for its natural beauty, much of which lies within the South Downs National Park.

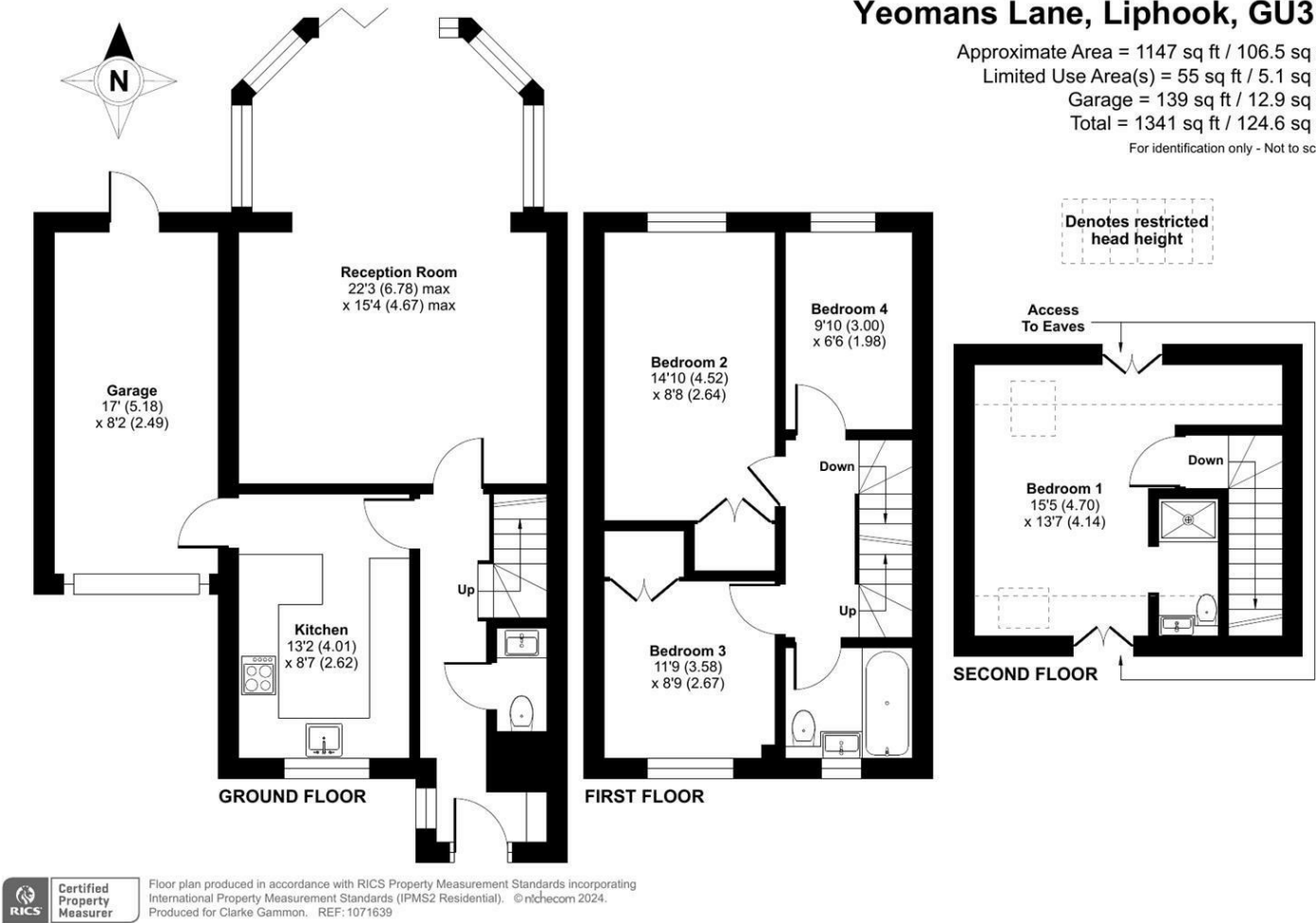
Liphook mainline station provides a direct rail service to London Waterloo, whilst the nearby A3 provides fast links to Guildford, the M25, and London to the North, Portsmouth, the M27 and the coast to the South.

POST OFFICE - 0.4 miles
 LIPHOOK CENTRE- 0.6 miles
 STATION - 1.1 miles
 GUILDFORD - 1.4 miles
 LONDON WATERLOO - 47 minutes by train
 HASELMERE- 4 miles
 CENTRAL LONDON -30 miles
 HEATHROW AIRPORT - 43 miles
 GATWICK AIRPORT - 40 miles

Yeomans Lane, Liphook, GU30

Approximate Area = 1147 sq ft / 106.5 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1341 sq ft / 124.6 sq m

For identification only - Not to scale



LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

21st November 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

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DIRECTIONS

From our offices in the square, proceed away from the village on the Longmoor Road, after passing Bohunt School on the left, turn right into the Avenue. Proceed for 200m and turn left into Yeomans Lane where, the property will be found a short distance in 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

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

