



**72 Haslemere Road, Liphook, Hampshire**  
**Price Guide £795,000 Freehold**

72 HASLEMERE ROAD  
LIPHOOK HAMPSHIRE GU30 7BN

Price Guide £795,000

Scope to modernise	3 further bedrooms
Hall and cloakroom	Family bathroom
3 reception rooms	Large garage and parking
Kitchen, breakfast and utility room	South facing rear gardens
Master bedroom suite	1/4 acre plot



**A substantial detached house offering tremendous potential and spacious accommodation, tucked away in a desirable location with a large 1/4 acre plot and easy access to the centre of the village.**

#### THE PROPERTY

Set in an enviable location close to the village centre, a spacious detached family home offering scope to improve and modernise and benefitting from a large, south facing rear garden. On the ground floor, the double aspect sitting room has an open fireplace whilst the lounge has plenty of windows with lovely garden views. The kitchen/breakfast room has a good range of cupboards and work tops and could be reconfigured with the dining room to provide a spacious kitchen/family room. Upstairs, the master bedroom is double aspect with an ensuite bathroom and there are three further bedrooms and a family bathroom.



### THE GROUNDS

At the front, the property has driveway to the double garage with an adjoining area of lawn with screening evergreens. To the rear the gardens, which are south facing, extend to about 125ft and offer extensive split level paved patios with level lawns and are well screened offering a good degree of privacy.

### SITUATION

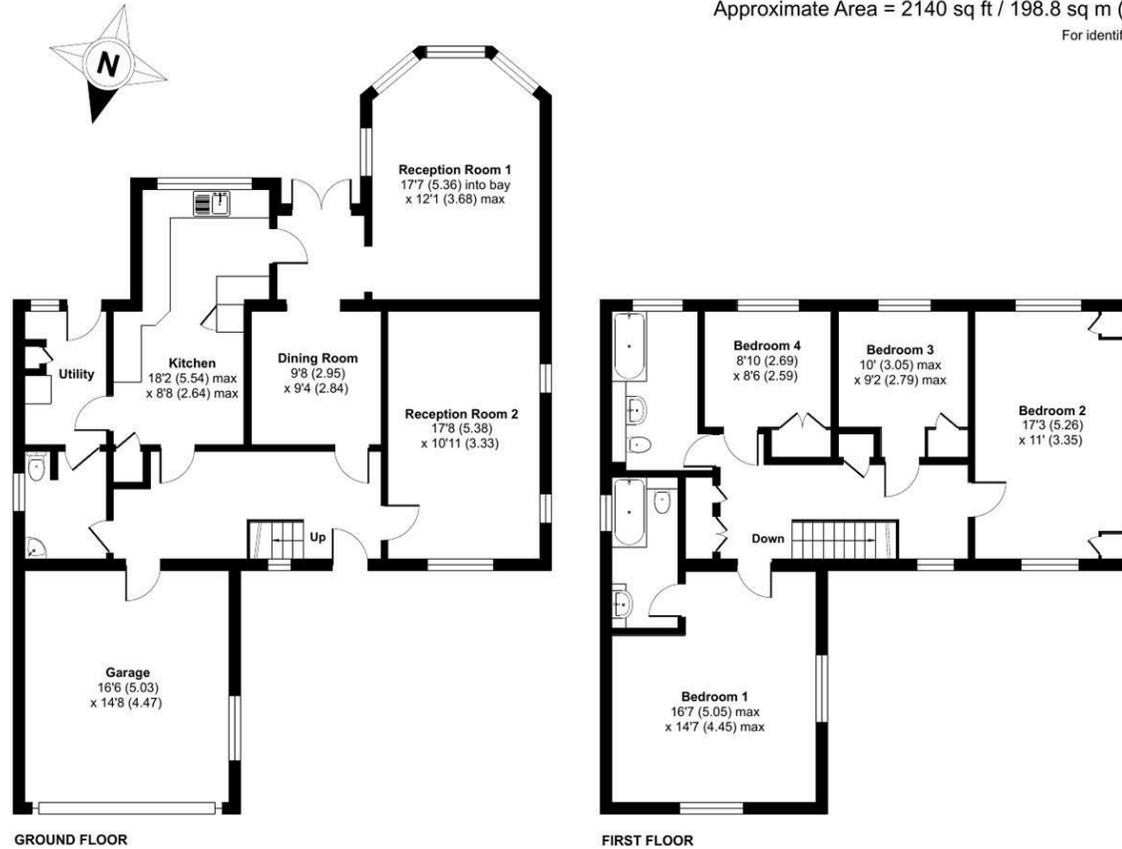
The house occupies an established and convenient cul de sac of just six properties on the outskirts of Liphook village centre, which is within an easy walk, as is the mainline station which offers fast and frequent trains to Waterloo in just over an hour. The village has an excellent range of facilities, which include a Sainsbury's supermarket, doctor's surgeries, library, local shops and a variety of restaurants and pubs and the recently opened Living Room Cinema. There is also a good selection of both state and private schools in the area, with both the outstanding Ofsted rated Bohunt Academy and the highly regarded Liphook infants and junior schools, both being within walking distance. The village also boasts a good range of recreational facilities and open spaces with the recreation ground and Radford Park both being nearby. For the commuter the nearby A3 provides excellent trunk road links to Guildford, the M25 and London to the north, Portsmouth, Southampton the M27 and the coast to the south.

- Liphook Station 1.1 mile
- Liphook village centre 0.5 mile
- Haslemere 4 miles
- Petersfield 11 miles
- Guildford 18 miles
- Portsmouth 29 miles

# Haslemere Road, Liphook, GU30

Approximate Area = 2140 sq ft / 198.8 sq m (includes garage)

For identification only - Not to scale



## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band F

## SERVICES

All mains services, gas central heating

29th March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	72
(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: 980008

## CG LIPHOOK OFFICE

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## DIRECTIONS

From our office in the village centre leave via Haslemere Road. After a short distance turn right into Chiltlee Close and immediately left into the Haslemere Road spur where the property will be found towards the end of 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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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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