



**The Coach House, 5 Torrison Court, Liphook,  
Guide Price Price Guide £399,950 Freehold**

CLARKE  GAMMON  
1919



**THE COACH HOUSE 5 TORRIDON COURT  
LIPHOOK GU30 7QA**

**Price Guide £399,950**

Intriguing former Coach House	2nd double bedroom
Attractive elevations	Bathroom
Living room	Gas central heating and double glazing
kitchen	Double garage
Bedroom 1 with shower and en-suite & w.c	Walled courtyard garden



**A charming detached, converted Coach house in a courtyard setting, tucked away in a small community in a sought after location on the outskirts of Liphook.**

**THE PROPERTY**

The house was converted and constructed by a local developer over 20 years ago and the attractive elevations are half tile hung and rendered. The living room is accessed via the front door from the community courtyard and has patio doors which open directly onto its' own walled courtyard, which is private, and enjoys a sunny aspect. The kitchen is equipped with a full range of units, with hob, oven and extractor and is accessed from the living room via an integral door from the double garage. Upstairs via an open tread staircase there is a 1st floor landing with eaves storage and roof space. The main double bedroom has a recessed shower unit and an en-suite with hand wash basin. There is a further double bedroom and separate bathroom.





## THE GROUNDS

Outside, an undoubted feature of the coach house is its double garage, with parking for 1 car outside and is attached to the property, it has an electric up and over door, light and power. In the corner there is space and plumbing for a washing machine and a personal door which leads directly into the kitchen. Similarly the courtyard garden is an attractive feature, is walled with an impressive palm tree and personal door onto the community courtyard.

## SITUATION

The property occupies an established and tucked away location on the outskirts of Liphook and is situated on the approach road to Bramshott village. The area as a whole is surrounded by beautiful countryside, much of which is National Trust, where there are attractive country walks at Chappell Common, Wheatsheaf Common, and Iron Hill and Bramshott village with its famous church is also surrounded by open countryside. Liphook mainline station connects with Waterloo in just over the hour. Liphook provides amenities for day to day living including local shops, doctor and dental surgeries, cafes and public houses, Sainsburys, and The Living Room Cinema. There are excellent sporting facilities with numerous golf clubs and a tennis club. The nearby A3 provides easy access to London, the M25, Gatwick and Heathrow airports. There is an excellent choice of local state and private schooling including Liphook infant and junior schools, Bohunt Academy, Highfield and Bookham nursery, Churcher's College, and St Edmunds.

Liphook Mainline Station 1.1 mile

Village Centre 0.8 miles

Guildford 17.6 miles

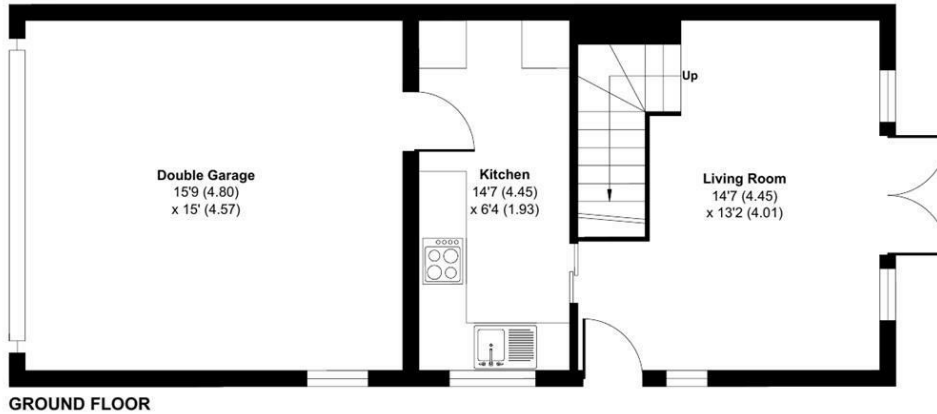
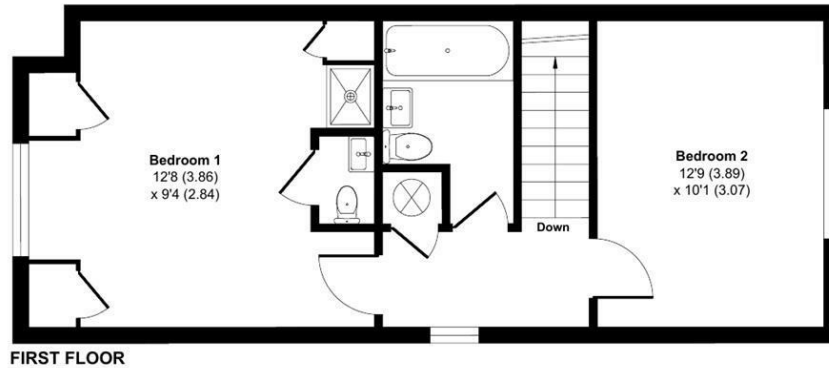
Haslemere 5.1 miles

Portsmouth 25 miles

Heathrow Airport 43 miles

# Torridon Court, Tunbridge Lane, Liphook, GU30

Approximate Area = 707 sq ft / 65.6 sq m  
 Garage = 232 sq ft / 21.5 sq m  
 Total = 939 sq ft / 87.1 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Clarke Gammon. REF: 1106654

## LOCAL AUTHORITY

East Hampshire District Council

## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

28th April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(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	

## CG LIPHOOK OFFICE

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## DIRECTIONS

From our office in the centre of Liphook take the B3004 Headley Road, proceed over the A3 and turn right into Tunbridge lane, take the 1st driveway on the right hand side flanked by a high wall and the house will be found 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  
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MAYFAIR OFFICE  
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