



**Westwood House, Bramshott Place, Liphook, Hampshire.**  
**£385,000 Leasehold**

CLARKE  GAMMON

# 11 , Bramshott Place

LIPHOOK, HAMPSHIRE, GU30 7GJ

£385,000 Leasehold

An outstanding apartment for the over 55's living which is located overlooking acres of grass and woodland, in the highly desirable and sought after Bramshott Place. This is a retirement village offering a wealth of facilities complemented by wonderful grounds.

Westwood House is one of a select group of buildings within Tudor Court on the Bramshott Place development in Liphook, Hampshire. The property we are listing has lift and stairs access to its location on the second floor. This enviable position means there are no additional residents above us, and we enjoy breathtaking and unspoilt elevated views over the renowned grounds, which are one of the hallmarks of Bramshott Place. Within the apartment, one of the most apparent features is the overall size on offer, as well as the well-proportioned rooms within. The highlights are the main reception room which has a twin aspect, including a fantastic balcony, the well-equipped and considered kitchen/dining room and the principal bedroom with its double fitted wardrobe and marvellous en suite shower room.

There is also a spacious reception hall which gives access to all of the rooms, and a second double bedroom which could easily be used as a home office or second reception. Completing the internal accommodation is the family bathroom and two large hallway cupboards.

Parking is provided adjacent to opening ground floor doors to Westwood House. A short walk away is the development's Club House with all the facilities, beyond which is the open parkland and beautiful gardens designed by an award winning landscape architect.

- Breathtaking views across acres of beautiful grounds
- Impressive overall size in excess of 900 sq ft
- Light and spacious accommodation
- Highly desirable sought after retirement village
- Elevated 2nd floor apartment
- Extensive communal facilities incl. restaurant & swimming pool
- Beautiful grounds, open fields and footpaths
- Plenty of parking available

## CG LIPHOOK

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T: 01428 728900

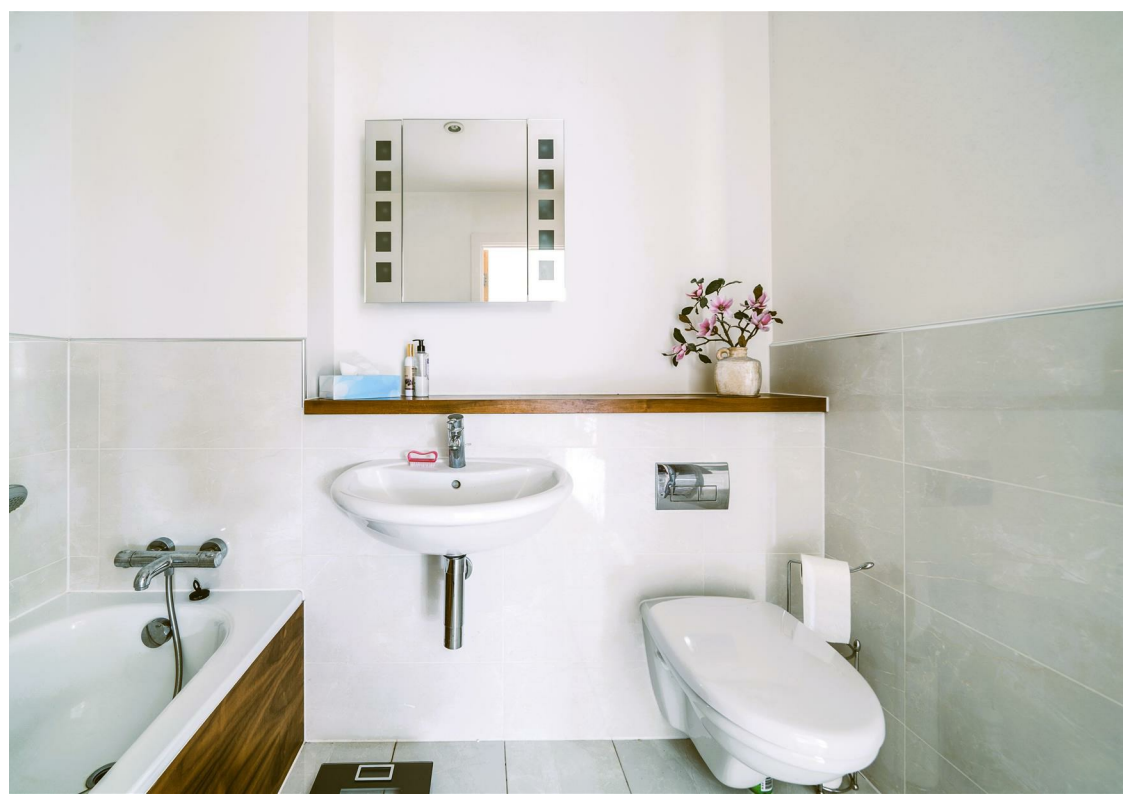
E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

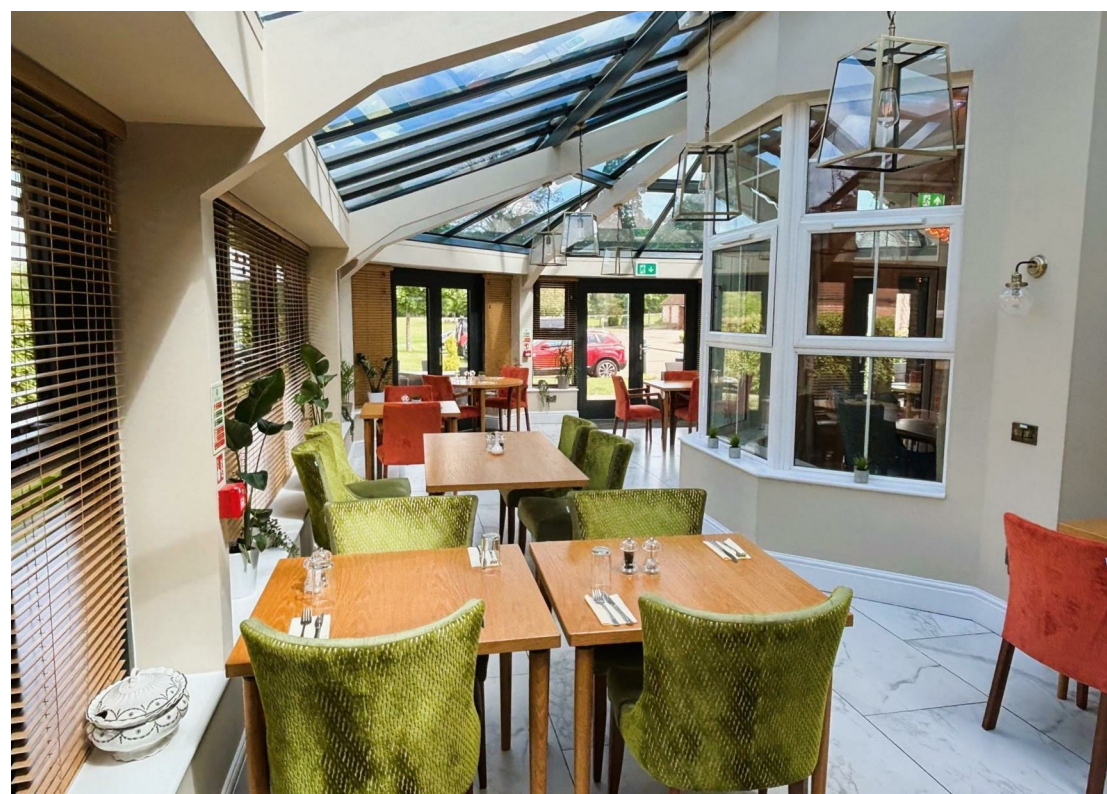
[clarkegammon.co.uk](http://clarkegammon.co.uk)

**Local Authority:** EHDC Tax Band D

**Services:** All Mains services









## SITUATION

The apartment has 24 hrs emergency call systems as well as domestic help for 1 hour weekly together with the laundry of bed linen, all of which is covered by the service charge. There is village transport with a vehicle that gives access to the centre of Liphook. The Club House offers its own restaurant and bar, and there is a swimming pool facility and small gymnasium, library, games room and communal entertainment. Periodically during the week there is a shop available.

The development is tucked away in its own wonderful grounds, yet is very accessible to the

A3 which gives access to London, the M25, and the South coast. Liphook centre is only a short distance away with its mainline station connecting to Waterloo in just over the hour. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill, Wheatsheaf Common, and Chapel Common. There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.



## DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance look to turn right signposted to Bramshott Place, where the entrance to Bramshott Place will be found, also on the right. Westwood House is the last apartment block beyond the club House facing you as you follow the road to the end.

The Lease: The remainder of 125 years from 2008. The service charge from April 2024 to April 2025 for single occupancy is £8,713.00 PA and double occupancy is £9,585.00 PA. Ground rent is currently £280.00 PA. There are additional costs involved when the property is sold, reverting percentages back to the village.


**Guildford - 17.2 miles**

**Liphook mainline station- 1.4 miles**

**Liphook square - 1 mile**

**Farnham (via A287) - 12.6 miles**

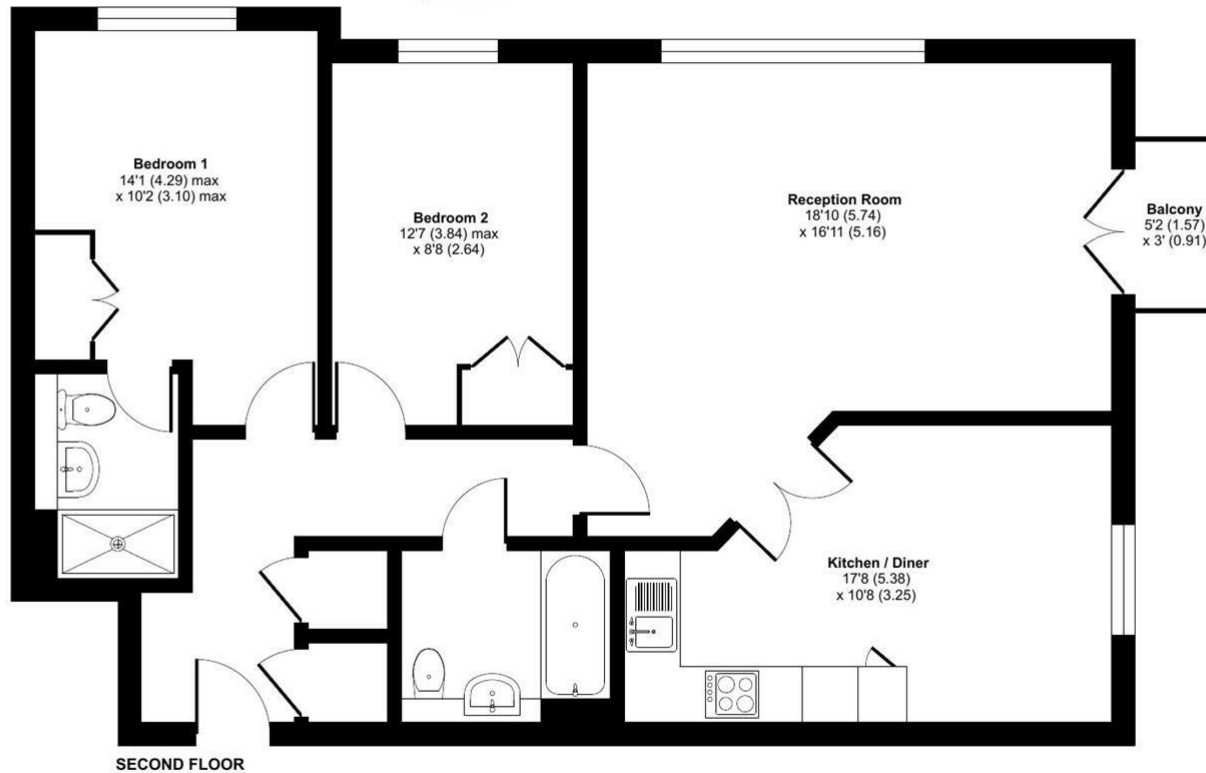
**Haslemere - 5.9 miles**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</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 	

# Tudor Court, Liphook, GU30

Approximate Area = 907 sq ft / 84.2 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). © n7cheom 2024. Produced for Clarke Gammon. REF: 1160455

## 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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