



2 Ottawa Drive, Liphook, GU30 7TR
Asking Price £335,000 Freehold

CLARKE  GAMMON

2 OTTAWA DRIVE
LIPHOOK GU30 7TR

Asking Price £335,000

Two double bedrooms

Parking space & Enclosed
rear garden

En-suite bathroom

Double glazed

En suite shower room

Well presented throughout

Lounge/dining room & fitted
kitchen

Close to the village centre

Downstairs cloakroom

Chain free sale



**An attractive terrace house,
ideally situated in Liphook
village centre.**

THE PROPERTY

Built in 2002 and set within easy walking distance of Liphook village centre. This attractive tile-hung property is well-presented throughout, offering a lovely lounge/dining room with patio doors opening to the rear garden. A fitted kitchen offers a range of attractive units, as well as an integrated four ring gas hob and oven. To the first floor, there are two double bedrooms, both with en-suite facilities. Outside there is parking to the front and a good sized enclosed rear garden.



THE GROUNDS

To the front, there is a parking space and additional visitor parking spaces. the garden to the front comprises a pathway, open plan lawn and borders, whilst to the rear the garden is enclosed by timber board fencing and provides a patio leading to a level area of lawn, there is a further sun terrace and an area laid with plum slating. Rear access gate.

SITUATION

St James Place is a popular development occupying a convenient position adjoining Liphook village centre. Just across the road from the property lies a Sainsburys supermarket, whilst other nearby facilities including doctors' surgeries, library, millennium hall, well regarded schools, and the mainline station are all within easy waling distance. For the motorist the A3 which can be accessed in little over a mile, provides good links to both north and south bound. The surrounding countryside is noted for its natural beauty, much of which is owned by the National Trust or sits within the South Downs National Park, and provides an abundance of open space and good walks.

Liphook Station - under half a mile

Sainsburys - within 100 yards

A3 - 1 mile

Haslemere - 4 miles

Petersfield - 12 miles

Guildford - 18 miles

London waterloo from Liphook - 64 minutes

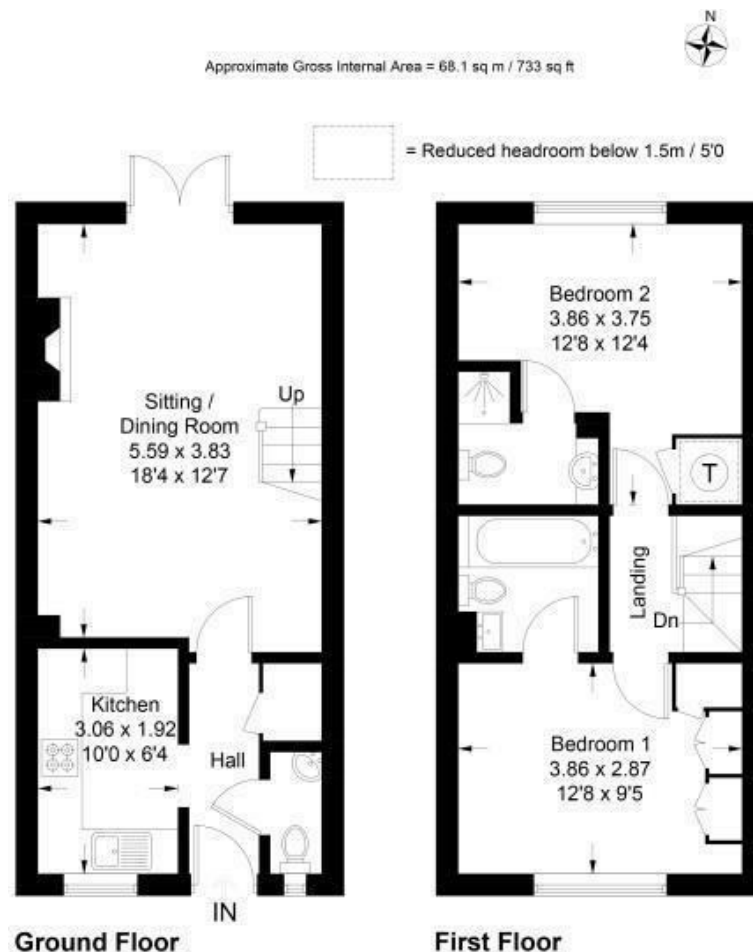


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com ID (ID695536)

LOCAL AUTHORITY
East Hampshire District CouncilEHDC

COUNCIL TAX
Band C

SERVICES
Mains water, electricity, mains drainage
gas central heating

24th March 2025 Custom Code : VL/EL Property Ref
- 3309

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices on the Midhurst Road in Liphook, continue in a southerly direction along the Midhurst Road and at the roundabout by Sainsburys proceed straight over into Ontario Way and then left into Ottawa Drive.

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
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MAYFAIR
OFFICE GROUP

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