



**30a Bircholt Road, Liphook, Hampshire GU30 7PQ**  
**Price Guide £450,000 Freehold**

CLARKE  GAMMON  
1919



30A BIRCHOLT ROAD  
LIPHOOK HAMPSHIRE GU30 7PQ

## Price Guide £450,000

Modern house under 10 years old	2 Minutes drive to A3 access
Good energy efficiency	5 Minutes drive to Bohunt School and village centre
Working fireplace, underfloor heating and GCH	Measured at over 1100 sq. ft
No through road setting	3 Bathrooms /en-suites and cloakroom



**A modern house which offers well-presented accommodation over three floors, located in a sought after and peaceful residential enclave in Liphook**

### THE PROPERTY

This appealing home has an impressive 1116 sq. ft of accommodation and has many features such as underfloor heating, oak finished doors to all floors, tiled and oak floors through the ground floor, three quality bathrooms and a fabulous kitchen with quartz worktops and fitted appliances. All bedrooms are good sizes and would suit a growing family or those looking to have guest and home working spaces. There is a great size living area, with a separate dining area with sliding doors out to the garden.





## THE GROUNDS

There is a large block paved driveway with room for several cars and a space for an outbuilding/storage unit. The garden is enclosed with a mixture of post and rail, and tall panel fencing as well as some young laurels. The garden has patio, a level lawn and a decked area.

## SITUATION

The property is very well positioned for access to Liphook Infant, Liphook Junior and Bohunt schools, all within close proximity. Village amenities include a co-op, with a post office, a large Sainsbury's store and a wide range of local, independent shops and leisure spaces such as the Living Room cinema. In the immediate vicinity is the Deer's Hut public house with its excellent food and drinks options. For those looking for walking or cycling, the area offers mile after mile of wonderful options. Transport links include a mainline train station which runs between Portsmouth and London Waterloo and the A3, which is a very short distance away.

Guildford - 18 miles

Haslemere - 6 miles

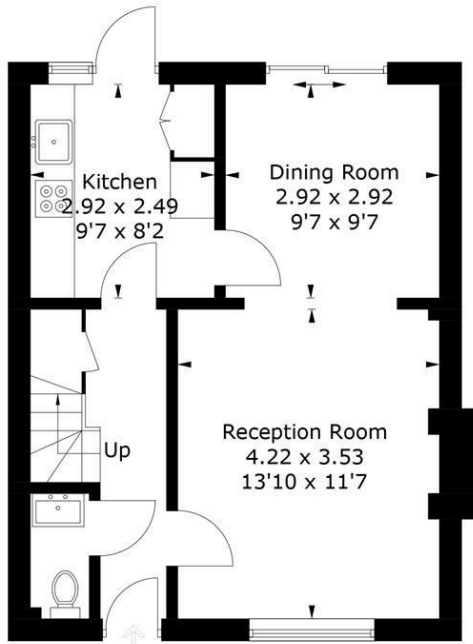
Petersfield - 6 miles

London Heathrow - 39 miles

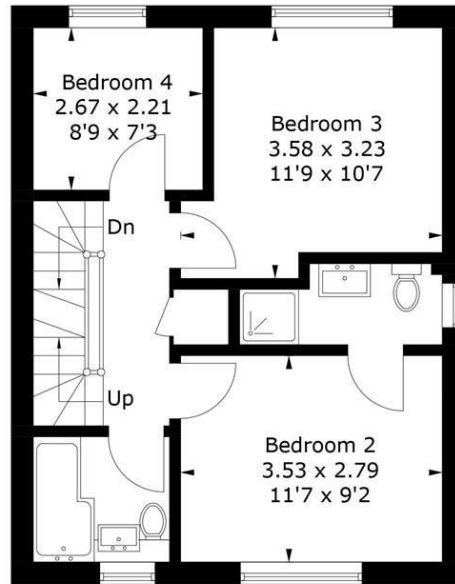
London Waterloo - 47 minutes by train

# Bircholt Road, GU30

Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft

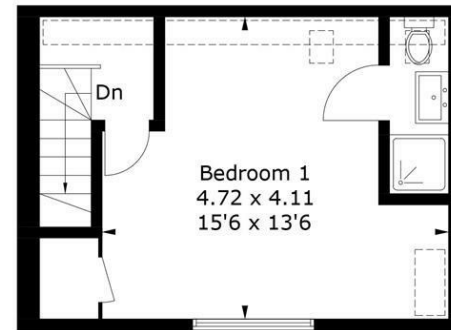


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

12th December 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

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

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

## DIRECTIONS

From the centre of Liphook, head west along Longmoor Road for approximately 2 miles. After passing the Deer's Hut on the left, continue along until the next left turn. Follow the road around to the right, until reaching Bircholt Road. Continue along Bircholt Road until the first right hand turn where the property will be straight ahead of you.

## 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

