



Meadow Close, Liphook,
Hampshire GU30 7BJ.

CLARKE  GAMMON
1919

24 MEADOW CLOSE LIPHOOK HAMPSHIRE GU30 7BJ

Sought after location close to Liphook centre

Easy access to Radford Park village centre and schools

Greatly enlarged and improved layout

Bi-fold doors to garden

Open plan Kitchen/dining room

Landscaped gardens

Driveway for 3 vehicles

Garage with electrical and water supply



A stylish and especially spacious bungalow, offering a quality finish as well as lovely, landscaped gardens located on the doorstep of Radford Park.

THE PROPERTY

This attractive bungalow has been skillfully extended by the current owners and now offers close to 1600 sq ft of overall floor space. The accommodation is primarily positioned across the ground floor, with the exception being a large bedroom which has been positioned and designed into the roof space. Once inside, a wide hallway with engineered oak flooring offers individual access to the majority of the rooms. The three bedrooms on this floor are located at the front of the bungalow. All are a good size and would all comfortably fit double beds. The largest bedroom also has a range of fitted bedroom furniture.

The living room is located at the rear of the property and has bi-fold doors which lead out on to the patio and garden beyond. The kitchen and dining areas offer a splendid amount of space, enough to house many family members or entertain a whole load of friends. This area is also located at the rear of the bungalow. Elsewhere, there is a wonderful, four-piece family bathroom, a most useful utility room and adjoining cloakroom. Also worth a mention is the generous amount of storage in the cupboards under the stairs.




THE GROUNDS

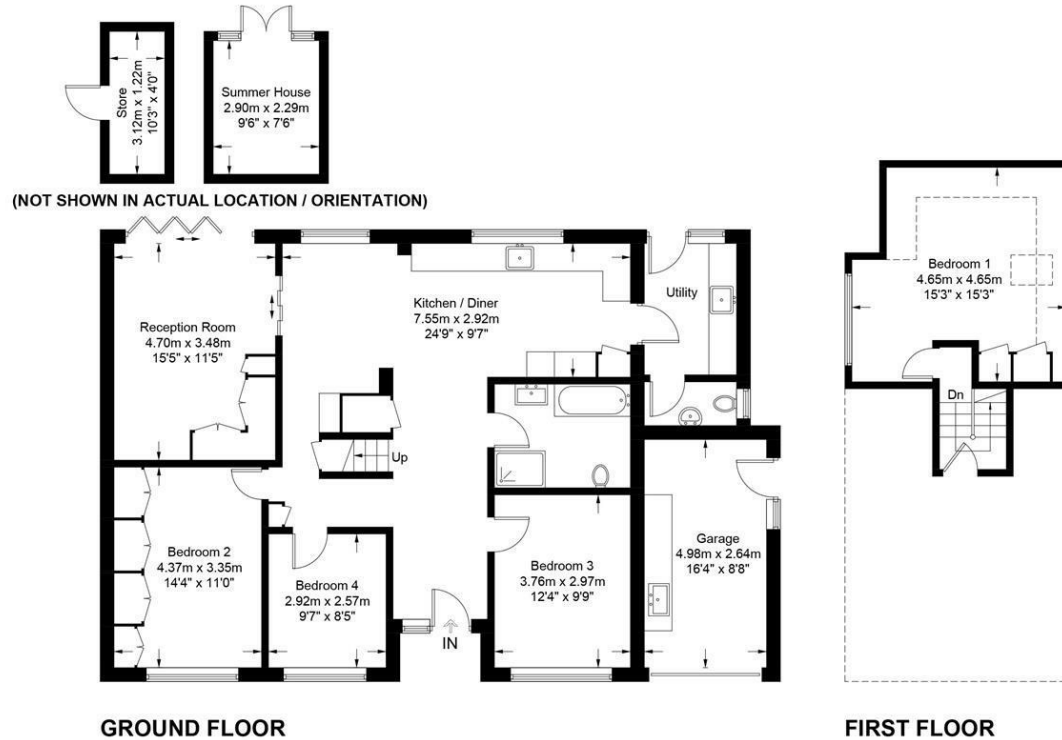
The gardens and terrace which accompany the bungalow are a true delight. Benefiting from a greater than usual amount of space, this rear garden has been designed with entertaining in mind, the extensive patio area which has plenty of space for seating and alfresco dining with an outdoor kitchen area. We then step down to a generous amount of lawn, which could be perfect for enjoying the sun or for children to play. The garden has areas of plantation bedding and a garden studio/sunroom. A side path leads to the front garden. Here you will find off road parking for three vehicles on the driveway. There is a garage which has an electrical supply as well as a hot and cold water supply.

SITUATION

The property is conveniently located in a pleasant cul-de-sac, close to Radford Park. The park itself provides lovely woodland and riverside walks, whilst Liphook village centre, which is within walking distance offers well-regarded schools and an excellent range of shopping and leisure facilities, which include a Sainsbury's supermarket, The Living Room Cinema, a variety of local shops, doctors and dentists surgeries, restaurants and pubs. The area also boasts two health spas and two golf courses, whilst the mainline station provides rail services on the London Waterloo to Portsmouth line. The A3 can be accessed at Bramshott and provides good links with Guildford, the M25 and London to the North, Portsmouth, the M27 and the coast to the South. The surrounding area is noted for its natural beauty, much of which is within the South Downs National Park or owned by the National Trust.

Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Outbuildings = 10.4 sq m / 112 sq ft
 Total = 156.8 sq m / 1688 sq ft

 = Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1177620)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC


COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

5th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	83
	EU Directive 2002/91/EC 	

CG LIPHOOK OFFICE

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DIRECTIONS

From our office in Liphook take the Haslemere Road, after 300 yards take the first turning on the left into Malthouse Meadows, follow the left fork as the road continues passing the entrance to Radford Park on your right, turn left into Meadow Close where the property 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
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

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