



**Lark Rise, Liphook,
Price Guide £349,500 Freehold**

CLARKE  GAMMON

30 LARK RISE
LIPHOOK GU30 7QT

Price Guide £349,500

Chain Free	Motivated sellers
Cul de sac adjoining Nature Reserve	Under 1/3 mile to Co-op and Post office
Attractive front and rear gardens	Garage close by to property
Re-fitted shower room	Loft conversion possible (subject to consent).



A Well-Presented Terrace Bungalow in a Quiet, Convenient Location.

THE PROPERTY

Built in the early 1980's, is bungalow set in a pleasant tucked away location of similar homes in this popular residential location close to Liphook village centre. The property features an attractive south-east facing rear garden with the accommodation featuring a spacious L-shaped lounge/dining room which opens out directly to a conservatory. The kitchen is fitted with a range of cupboards and worktops and includes some integrated appliances. There are two double bedrooms and a and a re-fitted bathroom, which is now presented as a more practical shower room. If further space is required, we believe there is potential to add further facilities into the roof space (subject to consents).



THE GROUNDS

The property is approached by a pathway with stocked borders to either side. The rear garden is of a good size, is southerly facing and is laid predominantly to lawn with beds and borders, enclosed by fencing and with rear access gate to garage block. The garage has a newly replaced door and has potential to add power or EV charging (subject to connection).

SITUATION

The property is situated in a popular residential location of similar homes whilst adjoining Lowsley Farm Nature reserve. The property also lies within a third of a mile of the local convenience store and post office, whilst the centre of Liphook is about half a mile away and offers a good selection of local shops as well as a cinema, national stores such as Sainsbury's, two doctors surgeries, dentists and optician, a little further in the Newtown area is Liphook mainline railway station and further local shops and amenities. The area offers a variety of public houses, coffee shops and restaurants as well as two golf courses and two health spas. Liphook is surrounded by some lovely countryside much of which lies within the South Downs National Park.

Village Centre - 0.5 miles

Liphook Station - 0.8 miles

The Deers Hut/Old Thorns - 0.6 miles

Guildford - 18 miles

London Heathrow - 35 miles

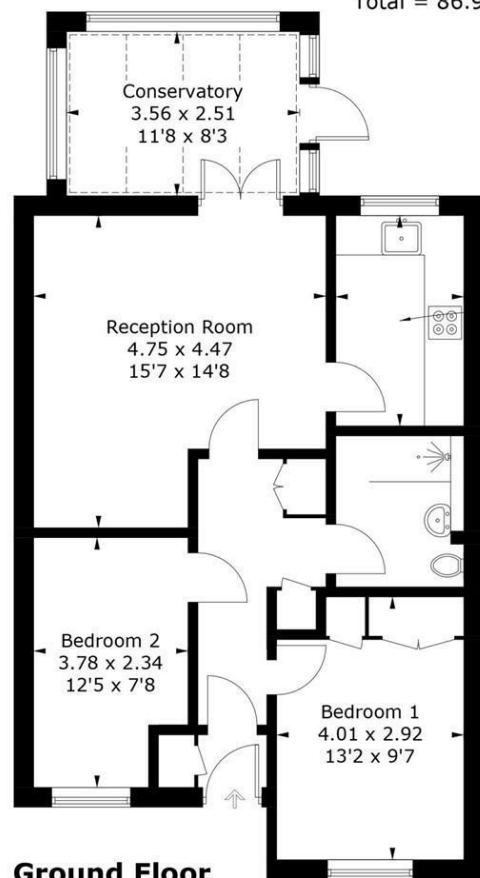
London Waterloo - Just over 1 hour

Lark Rise, GU30

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft

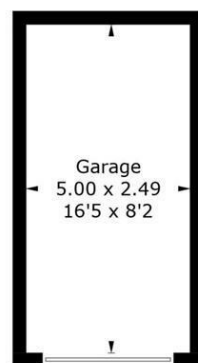
Garage / Shed = 16.6 sq m / 179 sq ft

Total = 86.9 sq m / 936 sq ft

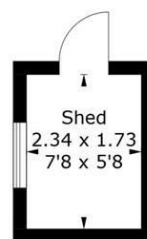


Ground Floor

Kitchen
3.20 x 1.93
10'6 x 6'4



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

3rd May 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

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

