



Huron Drive, Liphook,
Hampshire GU30 7TZ Freehold.

**12 HURON DRIVE
LIPHOOK HAMPSHIRE GU30 7TZ**

Excellent value for money

Approaching 1800 sq of
internal accommodation

Six bedroom, four
bathrooms

Open plan kitchen dining
room with doors to rear
garden

Southerly Facing rear garden

Easy walk to the shops,
school and station

Close to village centre

Double garage and driveway



A well-presented detached family home with spacious rooms set over three floors, close to the heart of Liphook village centre and station as well as providing easy access to the A3, all local schools and amenities.

THE PROPERTY

This detached home has a modern kitchen, with an abundance of cupboards and surfaces. The room extends into a dining area which has doors out to the garden. The main reception area consists of a classically themed sitting room, with a feature fireplace and doors into the kitchen/dining room. Elsewhere on this level there is a small study, a utility room and a cloakroom.

The first and second floors offer an outstanding offering of bedrooms and bathrooms. The first floor has four bedrooms, three doubles and a single and a single room. There are two bathrooms on the first floor. The second floor has two very large bedrooms which both enjoy use of a shower room.



THE GROUNDS

Once outside, the property is approached by a few steps before reaching an attractive front door. There is a double width driveway, which sits in front of the detached garage. The rear garden enjoys a good degree of privacy as well as a pleasant southerly aspect. The patio has been enlarged to easily house areas for outside dining and entertaining. There are several large shrubbery bushes, flower beds and a pleasant area of lawn.

SITUATION

Huron Drive is part of the sought-after St James's Place development, which features the millennium green open space and easy access to local amenities, including a Sainsbury's supermarket. The mainline station is just a short walk away, offering fast and frequent trains to Waterloo in just over an hour. Nearby, you'll find beautiful countryside perfect for walking, with Iron Hill, Wheatsheaf Common, and Chappell Common all within reach. The village centre recently welcomed a popular living room cinema and boasts a variety of shops, cafes, and well-regarded pubs. The area is known for its excellent educational options, including outstanding infant and junior schools, as well as the highly rated Bohunt Academy. Established private schools, such as Churcher's College and Highfield and Bookham, are also conveniently accessible. For sports enthusiasts, the area offers a range of facilities, including junior and senior football, cricket, Liphook Bowls Club, and golf at both Liphook Golf Course and Old Thorns Golf and Country Club.

LIPHOOK STATION 0.4 miles

BOHUNT SCHOOL 0.4 miles

GUILDFORD 18 miles

LONDON WATERLOO around 60 minutes by train

GODALMING 13 miles

HASELMERE 4 miles

Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft
 Double Garage / Studio = 40.6 sq m / 437 sq ft
 Total = 208.2 sq m / 2241 sq ft



LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
 gas central heating

17th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	



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 Produced for Clarke Gammon

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DIRECTIONS

From our office in the centre of Liphook, proceed along the Midhurst Road and pass Sainsburys on your left hand side. At the roundabout proceed straight over into Ontario Way, which will ultimately lead to Huron 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 T: 01483 223101

