



Lark Rise, Liphook,
Hampshire GU30 7QT. Freehold

46 LARK RISE LIPHOOK GU30 7QT

Chain free sale

Replacement Kitchen

Tucked away location

Two double bedrooms

Garden overlooking fields

Refitted shower room

Garage in nearby block

Large lounge/dining room



A fine terrace bungalow set in a pleasant tucked away location of similar homes in this popular residential location close to Liphook village centre.

THE PROPERTY

The property features an attractive rear garden which adjoins acres of open fields and with the accommodation offering a modern fitted kitchen and refitted shower room. The spacious lounge/dining room leads to a glazed conservatory, which opens out directly to the rear garden. Both bedrooms are double rooms, and the property is conveniently placed for the village centre.



THE GROUNDS

The property is approached by a pathway, and a support railing to the front door. The front garden is laid to lawn on either side whilst to the rear, the garden consists mostly of lawn whilst also having areas of patio and flower borders. There is a gate at the rear for external access. A garage is included and is located in a nearby block.

SITUATION

The property is situated in a popular residential location of similar homes and backs on to open fields. The property 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 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

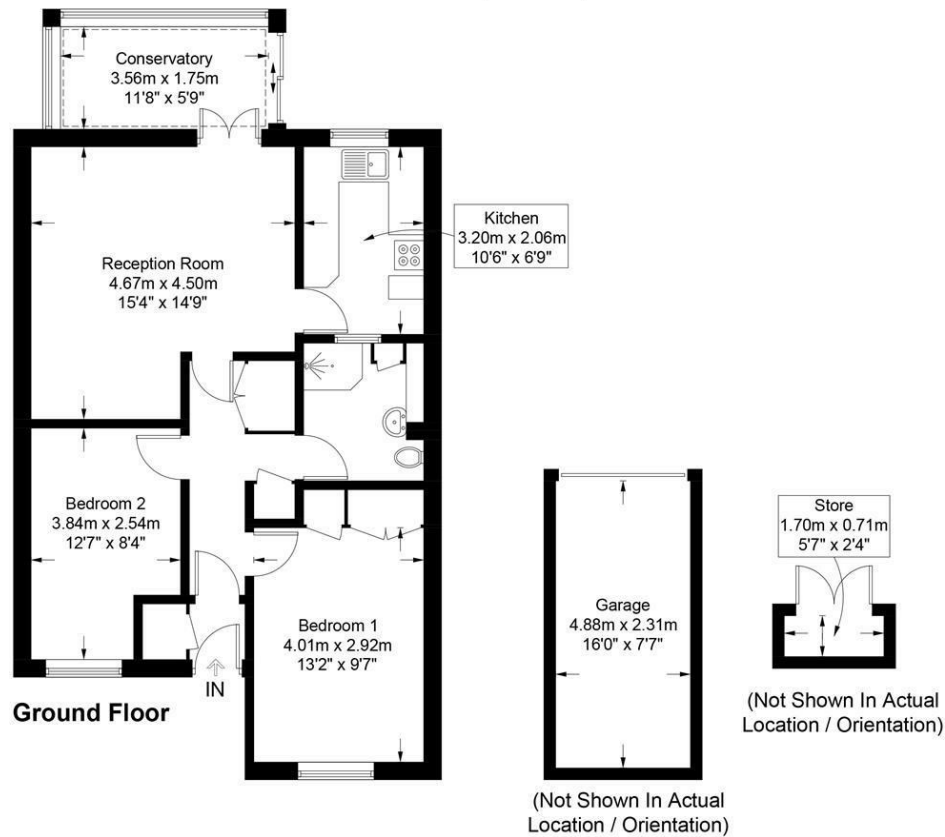
The Deers Hut/Old Thorns - 0.6 miles

Guildford - 18 miles

London Heathrow - 35 miles

London Waterloo - Just over 1 hour

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft
 Garage / Store = 12.5 sq m / 134 sq ft
 Total = 83.9 sq m / 902 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1194750)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

20th May 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 | EU Directive 2002/91/EC  | |

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DIRECTIONS

From the centre of Liphook proceed along the Longmoor Road and after passing Bohunt School on the left turn right in to The Avenue, shortly after passing Yeomans Lane on the left and on the sharp right bend turn left in to Lark Rise 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

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