



Laburnum, Passfield Road,  
Passfield, Liphook, Hampshire

CLARKE  GAMMON

LABURNUM, PASSFIELD ROAD, PASSFIELD,  
LIPHOOK, HAMPSHIRE GU30 7RU.

## Freehold

Potential chain free sale	Detached bungalow, over 1500 sq ft plus outbuildings
Southerly aspect rear garden adjoining fields	Enviably location set back from country lane
Ultra-fast broadband connection	Imaginative and considered decor throughout
4 bedrooms, incl 3 doubles and 1 single	Garage and shed



## THE PROPERTY

This modern detached bungalow offers the perfect blend of contemporary living and rural charm, making it ideal for a growing family or those looking to adjust to single-level living. Situated in the village of Passfield, just outside Liphook, the home enjoys a peaceful semi-rural setting with picturesque views over adjoining fields and countryside.

Beautifully refurbished by the current owners, the property is presented to a high standard throughout. A central hallway provides access to the main living areas, including a stylish dining room and an inner hall. At the front of the property is the spacious principal bedroom, complete with an adjoining bathroom with separate shower. Three further well-proportioned bedrooms and a modern family bathroom are also located off the hallway.

At the rear of the home, the light-filled sitting room opens directly onto the garden, creating a seamless indoor-outdoor flow. The sitting room also has a focal piece, recessed wood burning stove. The kitchen is designed in a charming farmhouse style with a quarry-tiled floor, leading into a bright conservatory that enjoys tranquil garden views.



## THE GROUNDS

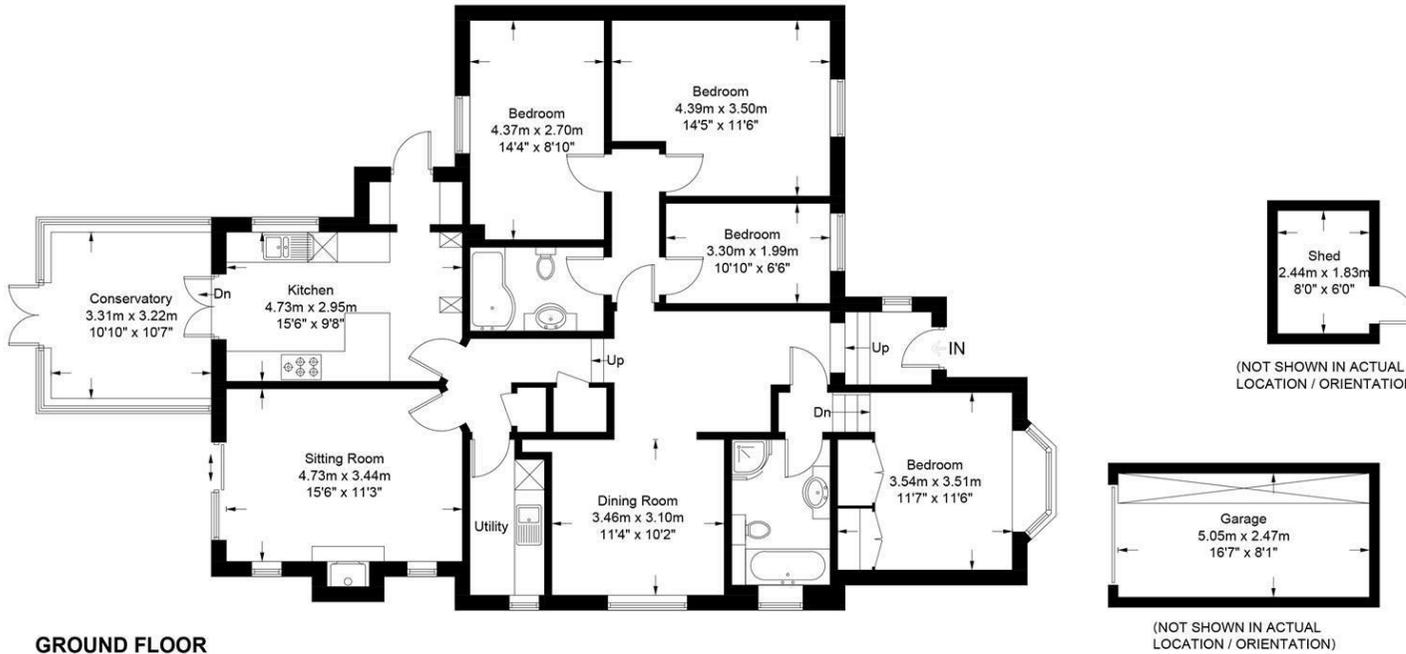
The property is approached via a five-bar gate and gravel driveway, offering plenty of parking and access to a garage. Side access leads to the beautifully maintained rear garden, which features a paved patio, steps to a formal lawn, and a selection of fruit trees — all backing onto open countryside, enhancing the sense of space and privacy.

## SITUATION

Passfield is a delightful semi-rural hamlet located approximately two miles from the centre of Liphook. Surrounded by rolling countryside, National Trust land, and MOD-owned open space, it offers a peaceful village atmosphere. The property is positioned on a quiet lane, just a quarter of a mile from the village shop and Passfield Common. Nearby bus stops provide convenient transport links, while Liphook offers a wider range of amenities including supermarkets, cafes, and local shops. Liphook railway station is on the Portsmouth to London Waterloo main line, making it ideal for commuters.

Liphook - 2.5 miles  
Liphook station - 2.8 miles  
Haslemere - 6 miles  
Farnham - 10 miles  
Petersfield - 11 miles  
Guildford - 19 miles  
Portsmouth - 30 miles  
Gatwick - 47 miles  
London Waterloo - 64 minutes

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 157.7 sq m / 1697 sq ft (Excluding Shed)



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1211067)  
 Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band E

**SERVICES**

Mains water, electricity, mains drainage  
 gas central heating

22nd July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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**

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**DIRECTIONS**

From Liphook take the B3004, Headley Road for 2.5 miles. When approaching Passfield Common, turn right on to Passfield Road. Laburnham will be approximately 0.15 miles along 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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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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