



Hooke Court, Bramshott Place,
Liphook, Hampshire.

CLARKE  GAMMON

10 HOOKE COURT BRAMSHOTT PLACE LIPHOOK HAMPSHIRE GU30 7GF

This is a striking and quite substantial modern home within Bramshott Place Village designed for the over 55s and located in fifty acres of countryside and woodland between Liphook and Bramshott. The property is presented for sale for the first time since new in 2009.

In recent years the house has been tastefully redecorated and carpeted, three bathrooms updated and the kitchen redesigned and replaced. This particular property should be an easy choice for those wishing to live life at ease, with an impeccable standard throughout, and low levels of maintenance. The accommodation within includes a fine double aspect sitting/dining room with front, two side windows and doors out to patio and rear garden. There is a large open plan 'L-shaped' kitchen with fitted appliances, dining/garden room and patio doors to the rear outdoor area.

There are three double bedrooms, one on the ground floor and the other two upstairs. The ground floor bedroom is located to the front of the house with built in wardrobes and has use of an en-suite shower room. An attractive staircase arrives on to a spectacular landing area. In its current guise it has been smartly fitted out as a fantastic work at home area or study space. The bespoke furniture in this area is included in the sale price. The two bedrooms upstairs are both brilliant double rooms, one being used as a bedroom with built in wardrobes and a large en-suite walk-in shower, the other having a range of fitted wardrobes and used as an exercise room. It also has an en-suite with a bath.

This property has two small private patios and easy access to the Woodland Walk. The garage, with a power supply is across the path to the right of the property.

- **Impressive overall size approaching 1400 sq ft**
- **Welcoming development with excellent facilities**
- **Ownership of garage and use of communal parking**
- **Quite possibly the best presented home on entire development**
- **Available with no onward chain, fast move possible**
- **Direct access out to private rear patio area and garden beyond**
- **Thriving social community**
- **All aspects of visible fittings upgraded from new**

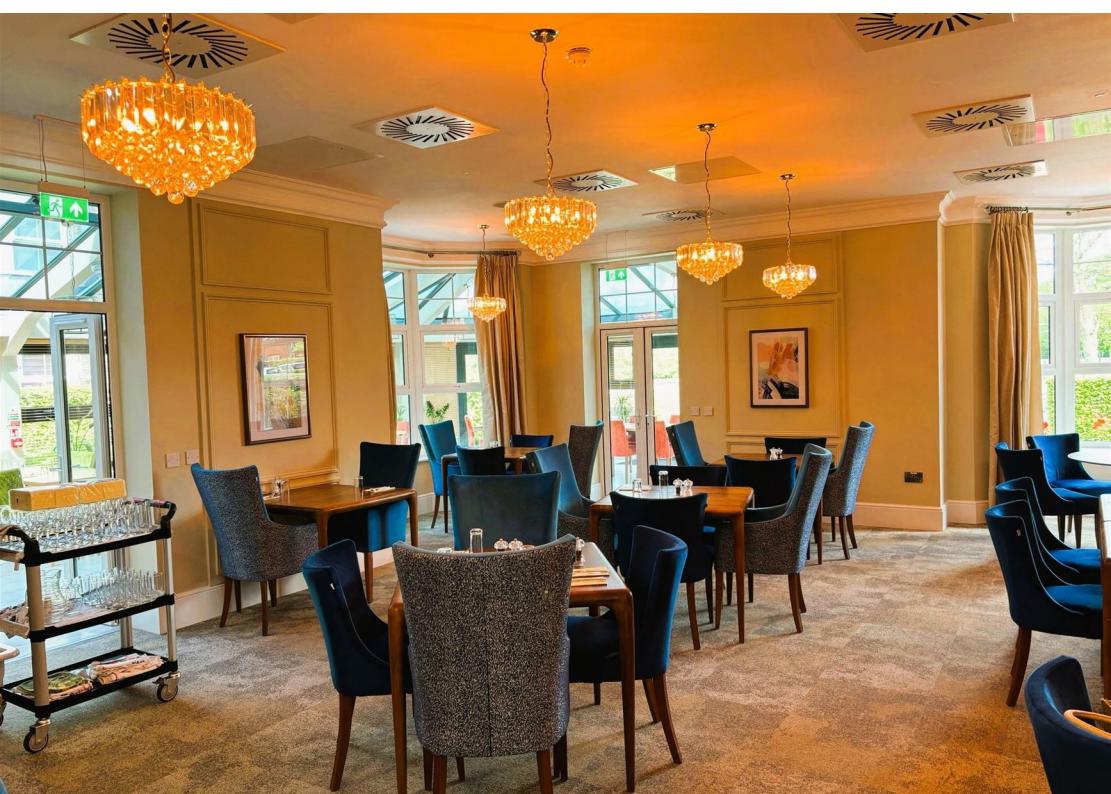
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Local Authority: EHDC Tax Band F
Services: Mains Electricity, Gas Central Heating, Water, Drainage and Solar

Leasehold: Balance of 125 year lease remaining (107 years).
Ground Rent: House £250 & Garage £25 per year.
Service Charge from £8972 per year.









SITUATION

The property has a 24 hr emergency call system, domestic help 1 hour per week and the laundering of one set of bed linen per week covered by the service charge. There is village transport with a vehicle that gives access to the centre of Liphook. The Club House offers its own restaurant, bar, library, games room where residents enjoy snooker and bridge, swimming pool and small gymnasium. The active Residents' Association run the bar and organise various activities including trips on the river, theatre visits, black tie dinners, barbeques and much more. Periodically during the week there is a shop selling basic items. There is also a Guest Suite in the Club House which can be reserved for a small charge.

The private development is tucked away in its own wonderful grounds yet is very accessible to the A3 which gives

access to London, the M25, and the South coast. Liphook centre is only a short distance away with its mainline station connecting to Waterloo in just over the hour. Liphook has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, several public houses. Liphook also boasts The Living Room Cinema. There are also excellent sporting facilities nearby including Old Thorns Golf & Country Club, Liphook Golf Club, and Champneys Forest Mere.

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DIRECTIONS

From Liphook village centre, take the London Road towards Bramshott and A3. After approximately 0.5 miles turn right into Hewshott Lane and then right again into the Bramshott Place development (King Georges Drive). Pass the club house on your right and turn into Hooke Court. Number 10 is found on the left hand side.

Liphook square 1 mile

Liphook Station 1.4 miles

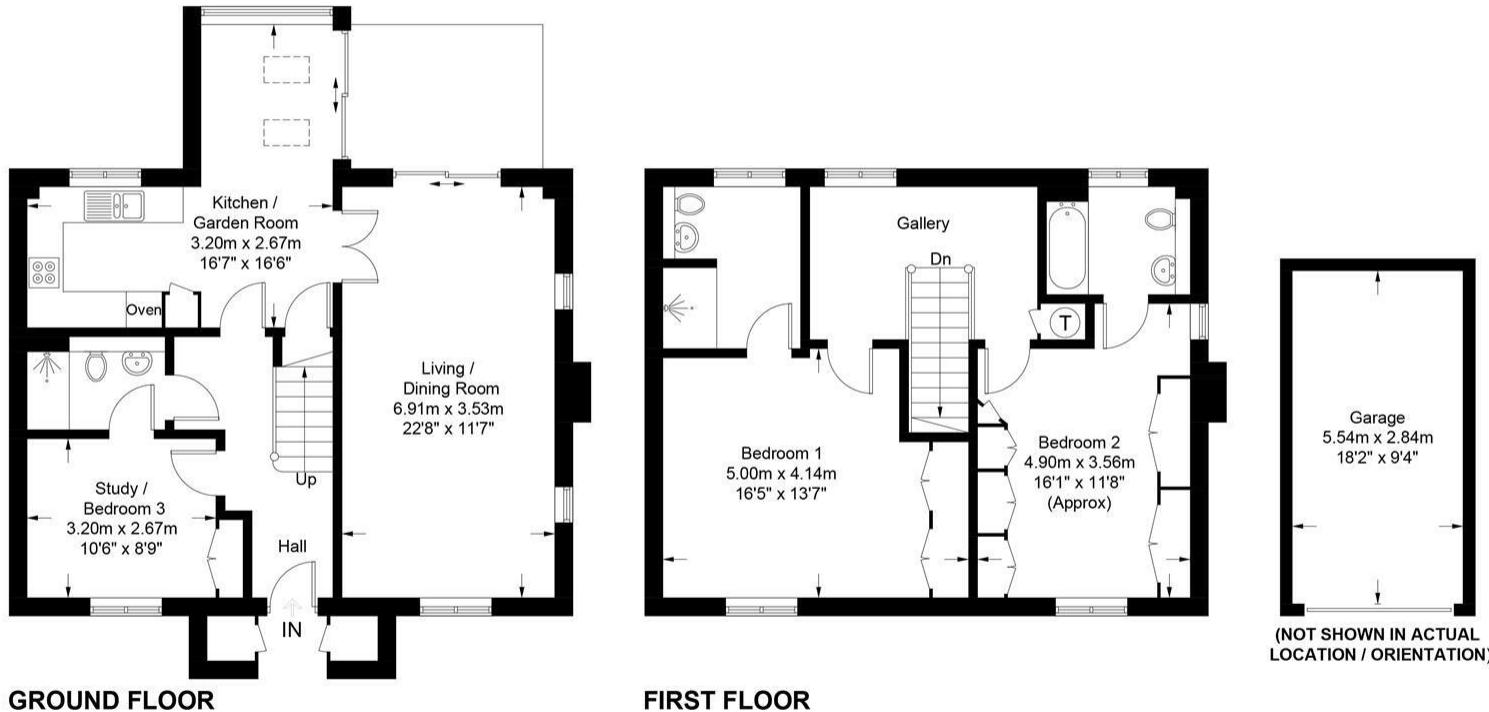
Haslemere 5 miles

Farnham 12.6 miles

Guildford 17.2 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(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	

Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft
 Garage = 15.8 sq m / 170 sq ft
 External Cupboards = 1.2 sq m / 13 sq ft
 Total = 144.2 sq m / 1552 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1209988)
 Produced for Clarke Gammon

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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