



**Haslemere Road,, Liphook, Hampshire,  
Price Guide £685,000 Freehold**

CLARKE  GAMMON

LISMORE 65A HASLEMERE ROAD,  
LIPHOOK HAMPSHIRE, GU30 7BN

## Price Guide £685,000

Newly built detached house (2023)	Under a 10-minute walk to the Village Centre
Designed with modern lifestyles in mind	High-end kitchen with island & integrated appliances
Spacious, multi-purpose utility room	Three generous bedrooms
Two bathrooms, including en-suite facilities	Attractive, well-proportioned gardens
Private driveway parking	Additional space to build a garage or car barn (subject to permissions)



**Exceptional Detached Home-presented in outstanding condition, thoughtfully designed for modern living, whilst located under 10 minutes walk from the village centre.**

### THE PROPERTY

This nearly new detached home is coming to the market having been extensively improved, enlarged and styled since its inception just three years ago. The heart of the home is a stunning high-specification kitchen, complete with quality units, sleek worktops, a central island, and integrated appliances — perfect for entertaining or everyday family life. Next to the kitchen area is a comfy lounge area with bi fold doors to the garden. There is a further reception room and a separate, spacious utility room provides excellent additional storage and flexibility. Upstairs offers three well-proportioned bedrooms, including a principal bedroom with en-suite. The second bathroom is beautifully appointed, offering both practicality and style.



## THE GROUNDS

The property benefits from attractive gardens, ideal for relaxing or entertaining. There are areas of level lawn, and vibrantly stocked flower beds. Furthermore, there is good driveway parking and future potential to add a garage or car barn.

## SITUATION

The house enjoys a desirable position on Haslemere Road which is within an easy walk of the village centre, as is the mainline station which offers fast and frequent trains to Waterloo in around an hour. The village has an excellent range of facilities, which include a Sainsbury's supermarket, doctor's surgeries, library, local shops, the Living Room cinema and a variety of restaurants and pubs. There is also a good selection of both state and private schools in the area, with both the outstanding rated Bohunt Academy and the highly-regarded Liphook infants and junior schools, both being within walking distance. The village also has a good range of recreational facilities and open spaces with the recreation ground and Radford Park both being nearby. For the commuter, the nearby A3 provides excellent trunk road links to Guildford, the M25 and London to the north, Portsmouth, Southampton the M27 and the coast to the south.

Liphook railway station - 0.4 miles

Liphook Town Centre - 0.5 miles

A3 Junction - 1.1 miles

Haslemere - 4.1 miles

Guildford - 18.8 miles

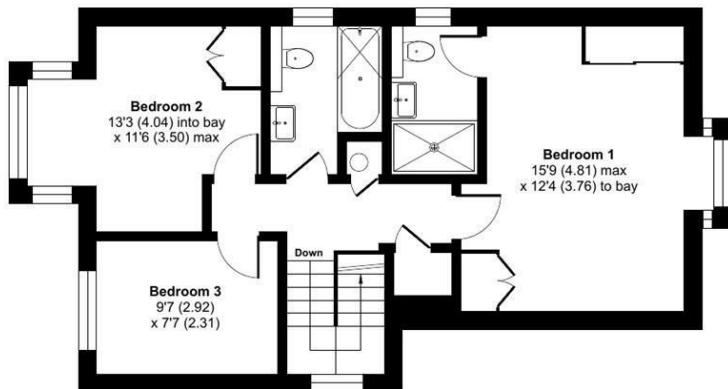
London Heathrow - 38.8 miles



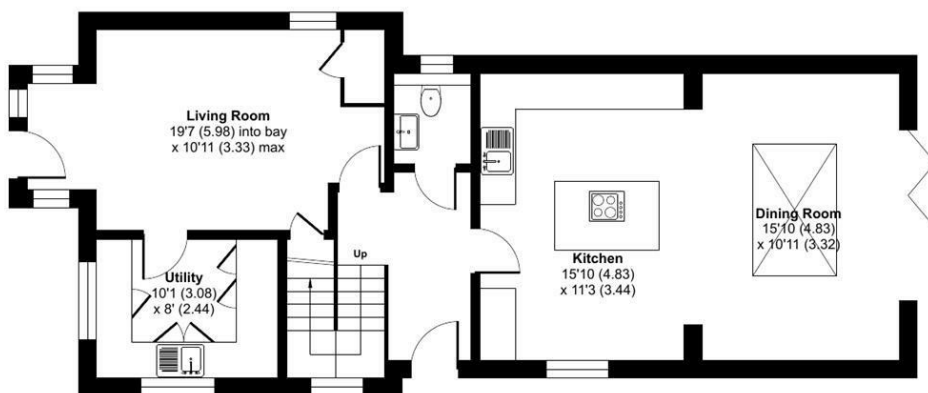
## Haslemere Road, Liphook, GU30

Approximate Area = 1375 sq ft / 127.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon, REF: 1419321

### LOCAL AUTHORITY

EHDC

### COUNCIL TAX

Band F

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

11th May 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	83	85
	EU Directive 2002/91/EC	

### CG LIPHOOK OFFICE

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### 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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