



**Frobisher House, Tudor Court,
Bramshott Place, Liphook GU30 7GN.**

CLARKE  GAMMON

**9 FROBISHER HOUSE, TUDOR COURT,
BRAMSHOTT PLACE, LIPHOOK GU30 7GN.**

LEASEHOLD

Perfectly presented and
loved apartment

Extensive communal facilities
incl restaurant & swimming
pool

Plenty of Parking for
Residents and Guests

Nearly 950 sq ft of
Accommodation

Beautiful grounds, open
fields and footpaths

Extensive fitted furniture
Included in Sale Price



**An outstanding apartment for the
over 55's living which in the highly
desirable and sought after Bramshott
Place. This is a retirement village
offering a wealth of facilities
complemented by wonderful
grounds.**

THE PROPERTY

A light and airy apartment for over 55's living which is located on the prestigious Bramshott Place development, a retirement village offering a wealth of facilities complemented by wonderful grounds. Frobisher House is one of a select group of buildings within Tudor Court on the Bramshott Place development in Liphook, Hampshire. The property we are listing has lift and stairs access to its location on the second floor. This enviable position means there are no additional residents above us. Within the apartment, one of the most apparent features is the overall size on offer, as well as the well-proportioned rooms within. The highlights are the main reception room which has a twin aspect, including a fantastic Juliet balcony, the well-equipped and considered kitchen/dining room and the principal bedroom with extensive range of fitted wardrobes and marvelous en suite shower room. There is also a spacious reception hall which gives access to all of the rooms, and a second double bedroom which could easily be used as a home office or second reception. Completing the internal accommodation is the family bathroom and two large hallway cupboards.



THE GROUNDS

Parking is provided to the front of the building as well as in numerous other places across the development and is for both residents and their visitors. A short walk away is the development's Club House with all the facilities, beyond which is the open parkland and beautiful gardens designed by an award winning landscape architect.

SITUATION

The 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. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill, Wheatsheaf Common, and Chapel Common. There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common. The Lease: The remainder 125 years from 2008. The service charge from 1st January 2026 will be: £9,832 per year for single, £10,816 for Double occupancy. There are additional costs involved when the property is sold.

Guildford - 17.2 miles

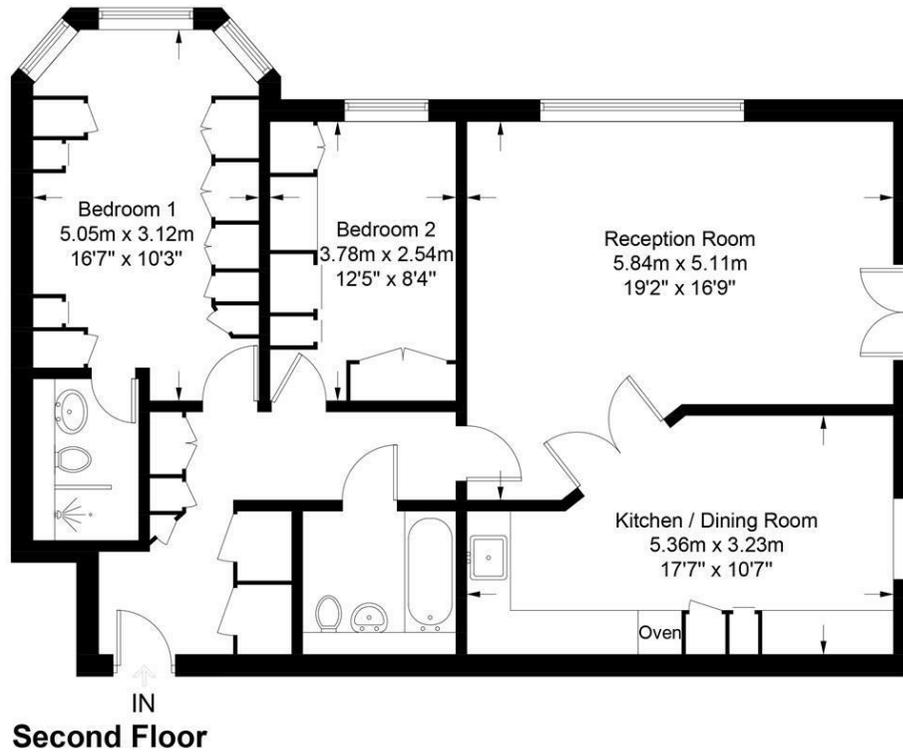
Liphook mainline station - 1.4 miles

Liphook square - 1 mile

Farnham (via A287) - 12.6 miles

Haslemere - 5.9 miles

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1274964)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

7th March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott where the entrance to Bramshott village will be found also on the right. Drive beyond the Club House and turn right. Cavendish House is on the far side on the right.

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

