



71 Haslemere Road, Liphook,
Hampshire GU30 7BN.

CLARKE  GAMMON
1919

71 HASLEMERE ROAD
LIPHOOK GU30 7BN

FREEHOLD

Charming cottage with parking

Thoughtfully extended ground floor accommodation

Rear garden with a level lawn, patio and flower beds

Attractive appearance from circa 1910

Three Double Bedrooms over two floors

Easy walk of the village centre, station, and schools

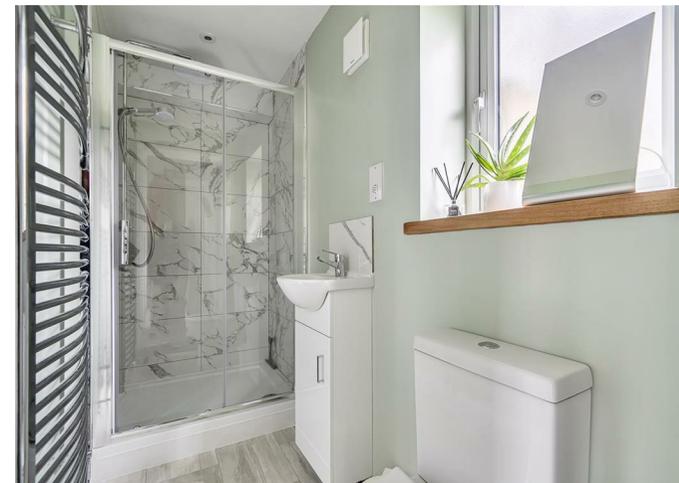


A wonderful opportunity to acquire a characterful home that beautifully blends period charm with modern comforts.

THE PROPERTY

Originally a humble two-up two-down cottage, this delightful home has been thoughtfully transformed over the years to now offer spacious and versatile accommodation, perfectly suited to modern living while retaining its early 20th-century charm. Dating from around 1910, the property boasts an attractive façade and a warm, welcoming appearance. The ground floor has been carefully extended to enhance the living space, now providing two well-proportioned reception rooms ideal for both relaxing and entertaining, along with a beautifully arranged layout that flows effortlessly throughout.

The accommodation comprises three generous double bedrooms arranged over two floors. Note, the ground floor bedroom is currently used as an office/third reception. This accommodation is complemented by two bathrooms, offering flexibility for families, guests, or those working from home.



THE GROUNDS

Outside, the rear garden is a true highlight. A level lawn and patio area provides an excellent space for outdoor enjoyment, bordered by well-stocked flower beds stocked with mixed-colour roses and complemented by a charming bay tree, creating a peaceful and private setting. Further benefits include off-road parking for several vehicles. Located a short way along Haslemere Road, providing an enviable location within easy walking distance of the village centre, local schools, and the station — perfect for commuters and families alike.

SITUATION

Located a short way along Haslemere Road, providing an enviable location within easy walking distance of the village centre. Liphook station 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.

Liphook railway station - 0.4 miles

Liphook Town Centre - 0.5 miles

A3 Junction - 1.1 miles

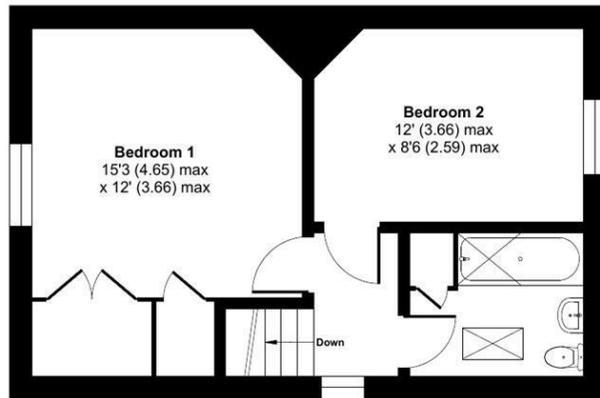
Haslemere - 4.1 miles

Guildford - 18.8 miles

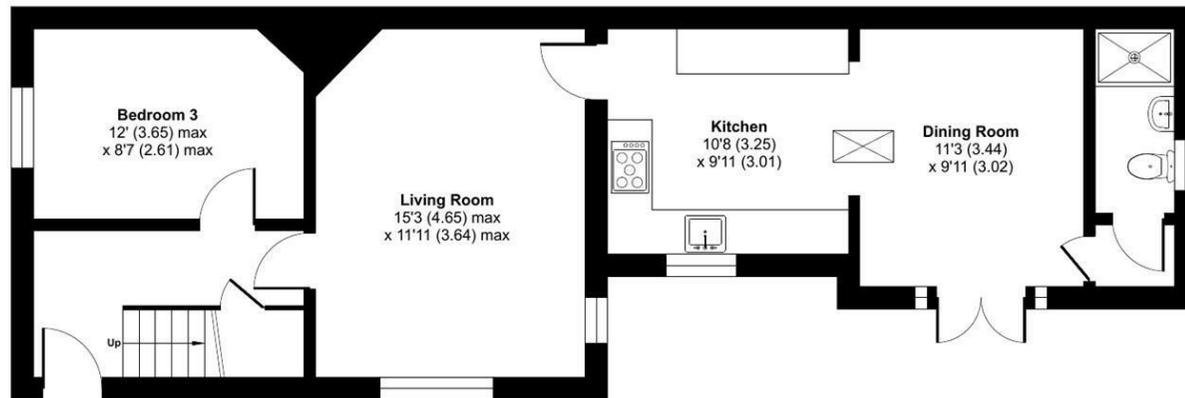
London Heathrow - 38.8 miles

Haslemere Road, Liphook, GU30

Approximate Area = 1021 sq ft / 94.8 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). © nchemcom 2026. Produced for Clarke Gammon. REF: 1419499

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

3rd March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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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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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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

