

warren  
powell-richards

39 Huron Drive | £650,000

Liphook | Hampshire | GU30 7TY





## 39 Huron Drive

Liphook, Hampshire, GU30 7TY

£650,000 Freehold

Detached four bedroom family house. Fantastic modern open plan living with additional studio / office in the former garage. Peacefully situated at the end of a quiet cul de sac of quality detached homes.

- A superb opportunity to see a modern four bedroom home which has been improved to offer flexible family friendly reception accommodation. With the bonus of a high quality work space created in the former garage
- Situated at the end of a cul de sac of similar quality detached homes, within walking distance of village centre, train station and supermarket
- Excellent local schools; infant, junior and secondary with attached 6th form plus several private schools
- Driveway parking to the front, for up to four cars
- Scope to open up further parking, or extend the house (STPP), into the side garden area if desired
- Covered entrance porch opening into generous hallway with WC and stairs to the 1st floor
- Front aspect study with box bay window
- Attractive sitting room with shutters to the large bay window and central open fire
- Dining room with bi fold doors to both the sitting room and breakfast area to allow the whole reception space to be opened up for entertaining. Enhanced by patio doors onto the garden
- High quality fitted kitchen with granite work surfaces and built in appliances (double oven, gas hob, dishwasher and wine fridge). Open to a conservatory style breakfast room with views over the garden. Separate utility room
- Master bedroom with en suite shower room and two sets of double wardrobes
- Three further generous bedrooms
- Fully tiled family bathroom
- Private enclosed rear garden with patio sweeping the width of the house, a good sized lawn and further decked entertaining area. Large wooden out building and side store, plus side garden area





### LOCATION

Liphook is a large well serviced village on the Hampshire/West Sussex borders with excellent commuter links via the A3 and mainline train line from Portsmouth to Waterloo. The village grew out of the adjoining Hamlet of Bramshott with its prominence as a coaching stopping point and has since grown to overtake it. The area retains much of its rural charm with the delightful water meadows in Radford Park in addition to modern improvements such as Sainsburys supermarket. Schooling is excellent with both private and state provision. Bohunt Secondary school having an excellent OFSTED rating and a raft of awards and accolades including TES Secondary School of the Year in 2014. Old Thorns Manor Hotel has a luxury Spa and gold course designed by Peter Aliss. The area has extensive surrounding countryside much of it National Trust

### DIRECTIONS

From the roundabout by Sainsburys turn into Ontario Way. Stay on this road until you reach Canada Way and turn right. After a short distance turn left into Huron Drive. Follow to the very end where you turn right. No 39 can be found on the left.

### COUNCIL TAX

East Hampshire District Council/Hampshire County Council  
Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

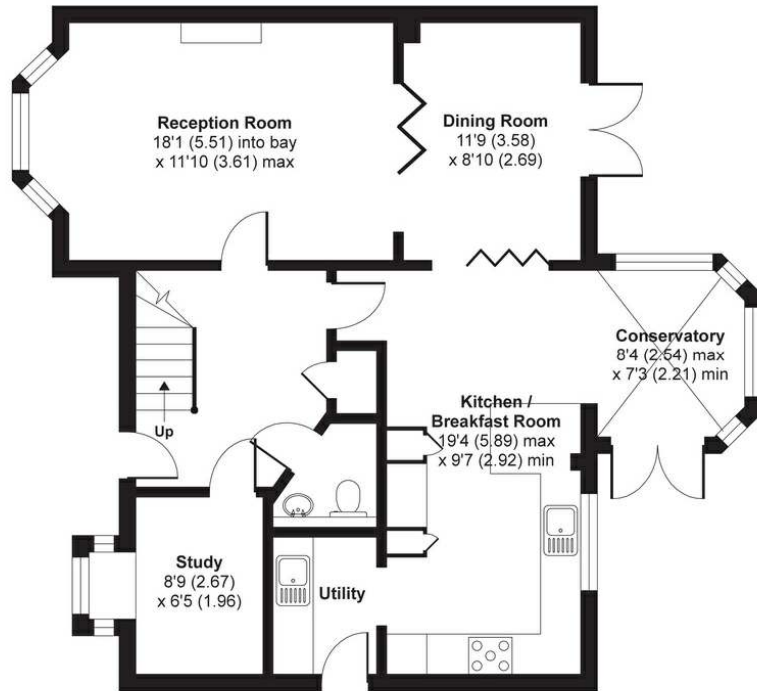
### SERVICES

All mains services

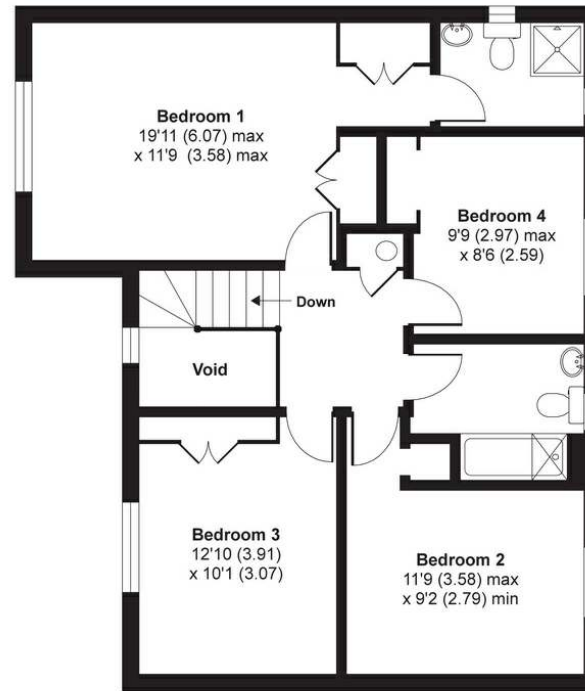


# Huron Drive, Liphook, GU30

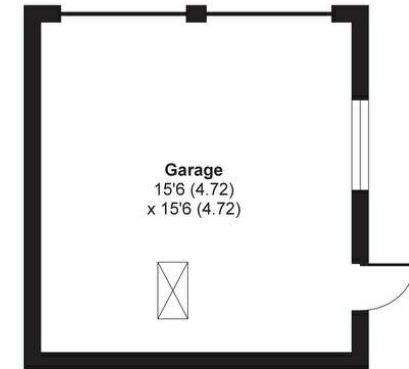
APPROX. GROSS INTERNAL FLOOR AREA 1869 SQ FT 173.6 SQ METRES (INCLUDES GARAGE & EXCLUDES VOID)



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
WWW.EPC4U.COM			

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