



Oak House

24 LONDON ROAD | LIPHOOK | GU30 7AN

Wilson | Hill

Main Bedroom and Ensuite Bathroom | Four Further Double Bedrooms | Family Bathroom and Further WC | Sitting Room | Kitchen/Dining Room | Study | Utility Room | Cloakroom
Shed | Gardens | Driveway Parking

Liphook 0.1 miles, Petersfield 8.5 miles, Guildford 19 miles, London 48 miles.



| The Property

Oak House is an attractive family house situated close to the heart of the village in a very convenient position. The house boasts flexible accommodation with annex potential, five double bedrooms and fantastic entertaining space with generous sitting room and kitchen/dining room both with doors out onto the south facing garden. There is also a spacious study and fantastic utility area with cloakroom. The house benefits from two separate staircases so would work well for dual occupation or a self-contained wing, if required.





| Location

The property is located close to the village square, adjoining the conservation area, and backing onto the recreation grounds where there are tennis courts for public use.

The village has a comprehensive range of facilities including Sainsburys, a doctors' surgery, cinema, a good selection of other local shops and restaurants and it is also home to the very highly regarded Bohunt School, Highfield and Brookham (prep and pre-prep) and Churcher's Junior School. Also within a short drive also are The Royal School, St Edmund's

and Amesbury Prep School. The station is within easy walking distance of the house and has train services to Waterloo in about an hour. The A3 is close by and provides excellent transport links to Guildford and the M25 to the north and the South Coast. London is only 48 miles away, and the larger centres of Guildford, Chichester and Winchester are all within reasonable driving distance. The property lies close to the edge of the South Downs National Park and there are numerous opportunities for walking, cycling and other country pursuits within the area.

| Outside

Oak House is entered via solid timber gates leading into a gravel parking area for several cars and there is lapsed planning permission for a garage. A gate through a hedge leads onto the first area of garden which is mainly laid to lawn and separated by a trellis of climbing plants to the more formal area close to the house. Planting against the solid fence surrounding the garden ensures year-round privacy.



Directions to GU30 7AN

Follow the A3 south from Guildford, go through the Hindhead Tunnel and then continue to the exit to Liphook. Follow the slip road up and then turn left again signed to Liphook. Follow the road for 0.5 miles, turn left towards the recreation ground and Oak House is found immediately on your right.

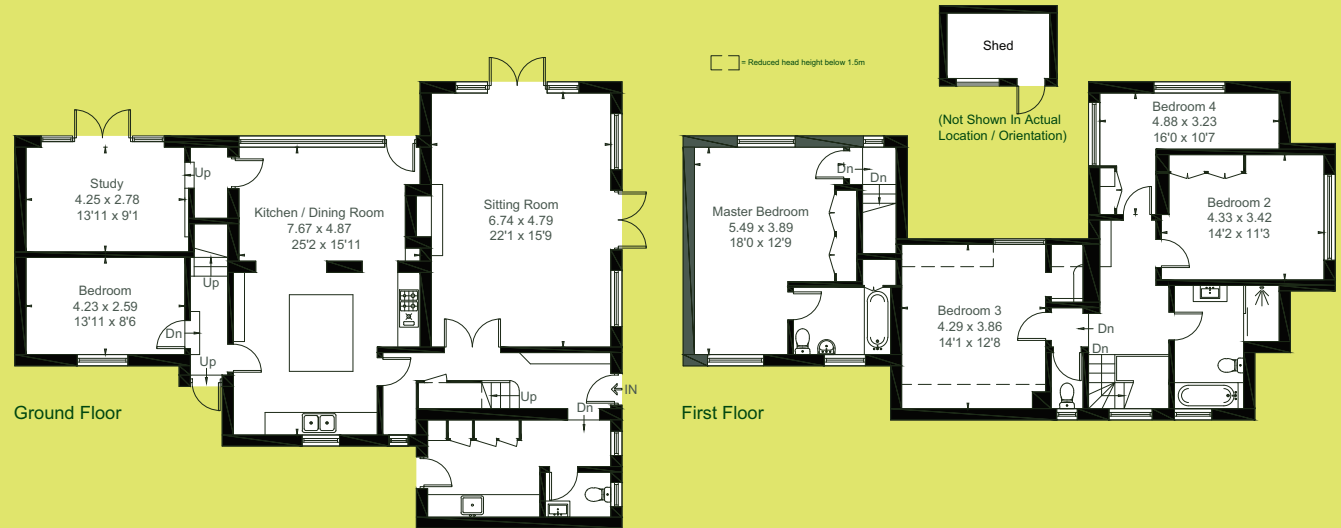
 **WHAT3WORDS** ///swung.funky.perusing



Details and photographs dated June 2023.

Viewing strictly by appointment.

Approximate Area = 224.7 sq m / 2419 sq ft
Including Limited Use Area (5.5 sq m / 59 sq ft)
(Excluding Shed)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 318518

Services: All mains services

Local Authority: East Hampshire District Council
www.easthants.gov.uk 01730 266551

Council Tax: Band F

EPC: D57

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill