



LIPHOOK, GU30 7JF

Available: 18th April 2025

£3,750 PCM (Per Calendar Month)

House - Detached, 4 Bedroom
3 Bathroom, 2 Reception
Unfurnished

Summary

Situated in a prime, private, rural position, this recently built four-bedroom detached home with off road parking offers modern living with breathtaking views in the heart of historic Foley Estate.

Key Features

- Detached house
- Stunning country views
- Four bedrooms
- Three bathrooms
- Air source heat pump
- Located on the highly sought after Foley Estate







THE PROPERTY

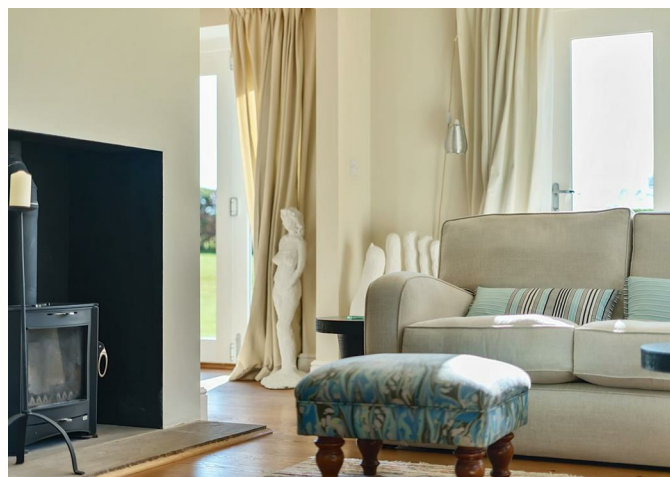
Description

The ground floor features a bright and spacious living room with a log-burning stove as well as two sets of bi-folding doors opening onto the garden. There is a separate study/second reception room as well as an open-plan kitchen and dining room, offering ample space for entertaining and also has bi-folding doors out onto the private garden. There is also a separate utility room and downstairs WC.

On the first floor is the master bedroom which enjoys spectacular views over the Foley Estate and includes an en-suite shower room. A second bedroom also includes an en-suite, while two further well-proportioned bedrooms share a modern family bathroom.

Additional features include a large loft for excellent storage space and underfloor heating powered by an air source heat pump.

Outside is a gated gravel drive providing off road parking for multiple vehicles. To the rear the garden is laid to lawn with a stone patio and a hedge border over which there are far reaching views across Foley Estate.









Location

The house is situated in the historic grounds of Foley Manor, in South Downs National Park, which dates back to the early 1200s. Residents of this beautiful Estate enjoy a range of exclusive benefits, including access to over a mile of private hiking trails within a stunning landscape and the benefits of gated nighttime access for them and their guests – ensuring high levels of privacy and security.

The Shipwrights Way, one of the most scenic public footpaths in the National Park, can be accessed directly from the house, leading residents to the popular Deers Hut Pub and more than 10,000 acres of public access land across Weavers Down and the Longmoor Ranges. Views from the top floor of the house overlook the fields of Foley Farm, which is home to a range of frequently seen and wonderful wildlife, including barn owls and deer.

The property is 10 minutes drive or 20 minutes walk from Liphook train station, which is just an hour from London Waterloo. Liphook village has a range of amenities including a large Sainsburys supermarket, a cinema and multiple cafes and restaurants - whilst the historic towns of Haslemere and Petersfield are within 30 minutes drive away. Road connections are excellent via the Hindhead tunnel affording the A3 fast and direct route between London and Portsmouth, whilst also connecting with the M25 at Wisley for Gatwick and Heathrow airports and the national motorway network. To the south, the A3(M) and M27 provide access to Southampton ferries and airport and the West Country.

There is also local access to Old Thorns hotel, spa & golf club, Liphook Golf Club, Champney's Spa at Forest Mere. In addition to the above, the magnificent local countryside includes The Devil's Punchbowl and Blackdown which is ideal for walking, cycling and riding enthusiasts.

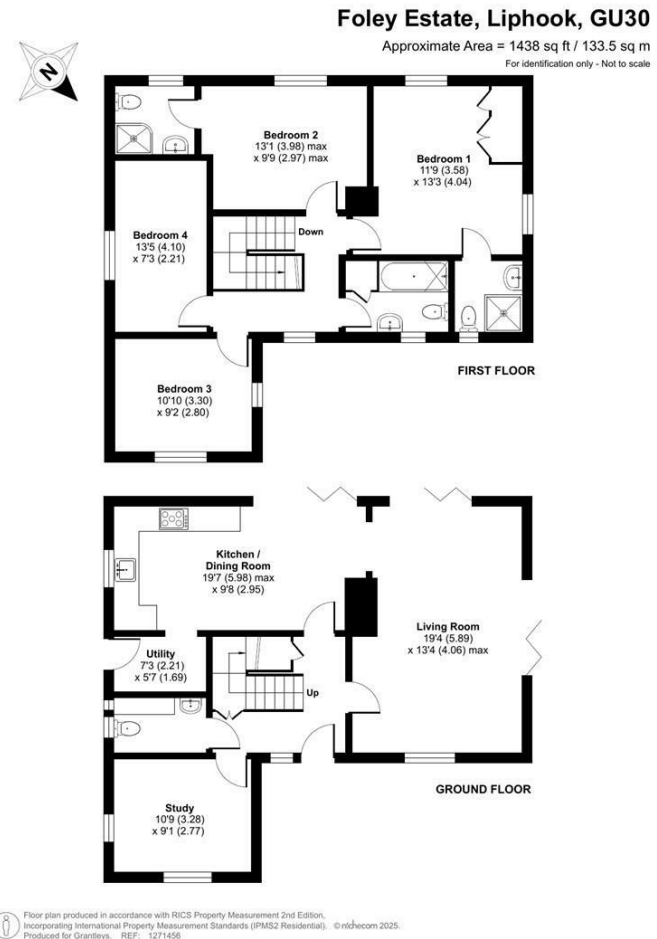
Available late now.

East Hampshire District Council band F

EPC band C

Holding deposit: £865

Rent includes private water and drainage charge of £50 per month



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