



LIPHOOK, HAMPSHIRE, GU30 7JF

Available: 2nd April 2026

£3,050 PCM (Per Calender Month)

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

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### Summary

Three bedroom former coach house, redecorated throughout, located in a wonderful, rural location within the sought after Foley Estate.

### Key Features

- Two bathrooms
- Three bedrooms
- Parking
- Stunning rural location
- Private garden
- High ceilings throughout





## THE PROPERTY

### Description

The front door opens into a large, bright entrance hall, there is also a dual aspect sitting room with wood burning stove and a large, open plan kitchen with newly fitted appliances and doors out onto the garden. The ground floor also includes high ceilings and wooden floors throughout as well as a downstairs w.c..

On the first floor there is a master bedroom with ensuite, two further double bedrooms and a family bathroom and separate guest w.c.  
Bespoke blinds are included.

Outside is a well proportioned, private garden with patio area and to the front is parking for several vehicles (EV charger installed) as well as views across the Foley Estate.



## Location

The house enjoys an attractive and rural position on the sought after Foley Estate, close to the village of Liphook on the edges of both the South Downs National Park and the Surrey Hills Area of Outstanding Natural Beauty.

Liphook village benefits from a range of convenience shopping for daily needs, whilst the historic towns of Haslemere and Petersfield are within easy reach offering a range of amenities, including supermarkets, churches, banks and restaurants in addition to the main line station with a fast and frequent service to London Waterloo. For a greater selection of shops and amenities Guildford offers a full range of shopping, leisure and cultural amenities. 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.

In addition there is very local access to The Deers Hut public house, Old Thorns hotel, spa & golf club, Liphook Gold Club, Champney's Spa at Forest. In addition to the above, the magnificent local countryside includes The Devil's Punchbowl and Blackdown is ideal for walking, cycling and riding enthusiasts.

Available March

EPC D

East Hampshire Council tax band C:

Water charged by the estate at £60 per month for fresh and waste water

Holding deposit: £703

Internet has Starlink hardware installed ready for connection by the tenants.



## The Coach House, Foley Estate, Liphook, GU30



Approximate Area = 1754 sq ft / 162.9 sq m

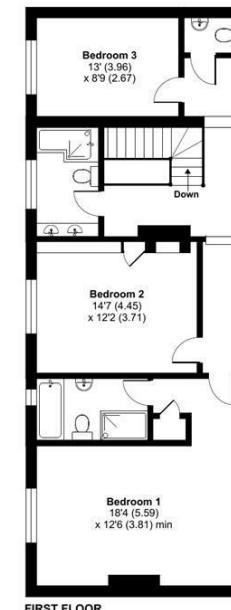
Outbuilding = 49 sq ft / 4.5 sq m

Total = 1803 sq ft / 167.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
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## Guildford

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