

Woodland View Griggs Green, Liphook

Hampshire GU30 7PD



Peter **Leete**
and Partners

ESTATE + AGENTS

EPC Rating: B

Council Tax: G

LOCAL AUTHORITY:

East Hampshire District Council.

SERVICES:

All main services plus Solar panels

SITUATION:

Griggs Green is a small settlement just over a mile west of Liphook. Woodland View is rurally situated within a small cluster of properties, offering a country feel and yet close to amenities. The Old Thorns Golf and Country Club and the renowned 'Deers Hut' public house are within a short walk, with extensive countryside access on the doorstep via Weavers Down. More extensive facilities are available in nearby Liphook with good shopping/café/restaurant/cinema facilities (including Sainsbury's Super Store) and mainline railway station on the Waterloo/Portsmouth line (Waterloo about 1 hour). The A3 London to Portsmouth trunk road is within 0.5 miles giving easy access to Heathrow and Gatwick via the Hindhead tunnel. Haslemere is about 5 miles, Farnham 14 miles, Guildford 17 miles and the South Coast 20 miles by road. Liphook Golf Club and Forest Mere Health Farm are all within about 2 miles. There is good provision of local state schools to include the Ofsted rated 'Outstanding' Liphook junior school, together with Churchers Junior and Highfield & Bookham public schools.

A Rare Opportunity – Exquisite Detached Home with Garden Retreat in an Idyllic Setting

Tucked away at the foot of the breathtaking Weavers Down, this rarely available and beautifully renovated detached bungalow offers over 2,250 sq ft of elegantly designed living space, set within tranquil, level gardens of over a third of an acre which back directly onto open fields.

At the heart of the home lies a stunning bespoke kitchen/dining room, crafted with care and attention to detail. Quartz worktops, classic shaker-style cabinetry, and generous proportions make this a natural gathering place—whether for entertaining or day-to-day living—and a stable door leads directly to a designated kitchen garden, complete with raised beds.

Leading off the kitchen is a well proportioned entrance hall, grand in scale and flooded with light, which sets the tone for the home's exceptional sense of space. From here, bi-fold doors open directly onto a sun-soaked slate terrace, seamlessly connecting the interior with the expansive rear garden.

The elegant sitting room features a characterful wood-burning stove and offers a cosy yet refined space to relax or simply unwind while enjoying peaceful views of the front garden.

Three well-appointed double bedrooms each enjoy their own stylish en-suite bathrooms, offering a level of comfort and privacy rarely found in homes of this kind. Thoughtful design and high-quality finishes create a calming feel throughout.

There is also a delightful shaker-style utility/boot room, fitted with a sink, space for both washing machine and tumble dryer, and a separate cloakroom/WC—ideal for everyday convenience and muddy boots after countryside walks.

The original garage has been transformed into a bright and versatile studio space, complete with its own sink—ideal for creative pursuits, working from home, or potential guest accommodation. This flexible addition enhances the home's functionality without compromising its aesthetic charm.

A standout feature is the fully insulated sweet Shepherd's Hut, tucked within its own private cottage garden, bordered by a picket fence. Perfect as a tranquil retreat, writer's nook or hideaway, it offers an irresistible touch of rural romance, just steps from the main house, yet delightfully secluded.

Located in the sought-after hamlet of Griggs Green, Woodland View offers a rare blend of countryside serenity and convenient living. The renowned Old Thorns Golf & Country Club and much-loved Deers Hut pub are within walking distance, while nearby Liphook offers excellent amenities, schools, a mainline station (London Waterloo in around an hour), and easy access to the A3.

With its thoughtfully executed renovation, modern gas-fired heating system, underfloor heating in key areas, timber-framed double glazing, roof-mounted solar panels with battery storage, and an impressive EPC rating of B, this home delivers both charm and energy efficiency in equal measure.

Beautifully finished, rich in character, and surrounded by nature, Woodland View is far more than a house—it's a lifestyle destination in one of Hampshire's most desirable rural settings.









Woodland View

Liphook



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