



 kelway
law

Liphook GU30 7HW
GUIDE PRICE: £375,000-£400,000



At a glance:

- Semi-detached family home
- Three spacious bedrooms
- Sitting room with fireplace
- Shaker-style kitchen
- Beautifully landscaped rear garden
- Off-road parking for multiple vehicles
- Close to village centre
- Walking distance to the mainline station.

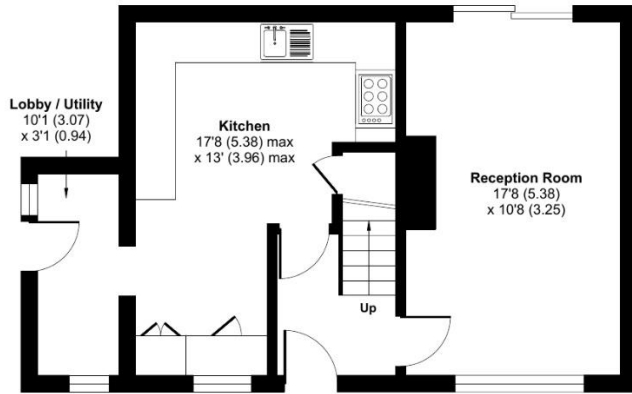
This charming three-bedroom semi-detached house is the perfect family home, conveniently located on the outskirts of Liphook village within close proximity to the mainline station and easy access to village amenities and countryside walks.

Boasting a spacious and well-presented interior, the 17'8 sitting room is flooded in natural light from sliding doors that open onto a delightful patio, the perfect spot to enjoy alfresco dining. The beautiful shaker-style kitchen is a cook's dream, with ample space for meal preparation while overlooking the rear garden, space for a range style cooker, washing machine and dishwasher. An extended dining room provides a versatile space that's perfect for entertaining or family meals alike.

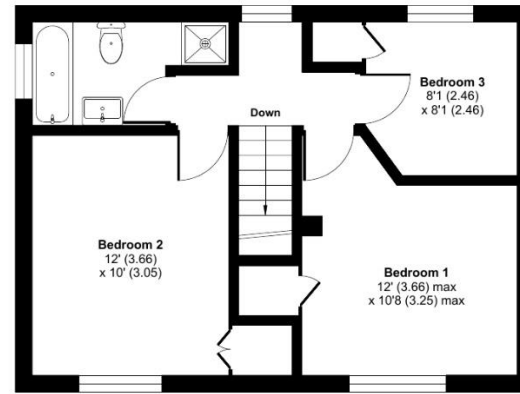
The first floor boasts two generously proportioned double bedrooms, a good-sized single bedroom, and a beautifully appointed family bathroom with a separate shower and bath, as well as a w.c. and sink.

The property benefits from driveway parking for ample vehicles, making it an ideal choice for families with multiple cars. The delightful, landscaped rear garden is a true highlight of this property, offering a peaceful retreat from the hustle and bustle. A good-sized patio provides the perfect spot to enjoy alfresco dining or simply relax and unwind in the sun.

Approximate Area = 899 sq ft / 83.5 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 2024. Produced for Kelway Law Estate Agents. REF: 956014

Liphook & Surroundings:

Having grown from a coaching stop on the London to Portsmouth journey in the 1800's, Liphook is now a thriving village situated on the three counties borders. The property occupies a convenient central position in Liphook which offers local facilities including a Sainsbury's supermarket, two doctors' surgeries, chemist and local stores. The railway station services the Portsmouth/London Waterloo main line, whilst Liphook is located with easy access to the recently improved A3 providing good transport links to the south coast and Guildford and London to the north 28 miles away.

The surrounding countryside is renowned for its outstanding natural beauty, much of which is under the ownership of the National Trust or within the South Downs National Park and is within walking distance of Radford Park as it follows the winding River Wey with a number of trails and large grassed area for recreation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Additional Property Details:

Council Tax Band: C
Local Authority: East Hampshire
Services: Mains Gas, Electric & Drainage
Tenure: Freehold
Lease Length: N/A
Service Charge: N/A
Ground Rent: N/A
What3Words: ///beakers.bootleg.symphony



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.