



 kelway  
law

Longmoor Road, Liphook GU30 7NY

GUIDE PRICE: £365,000



## Longmoor Road

At a glance:

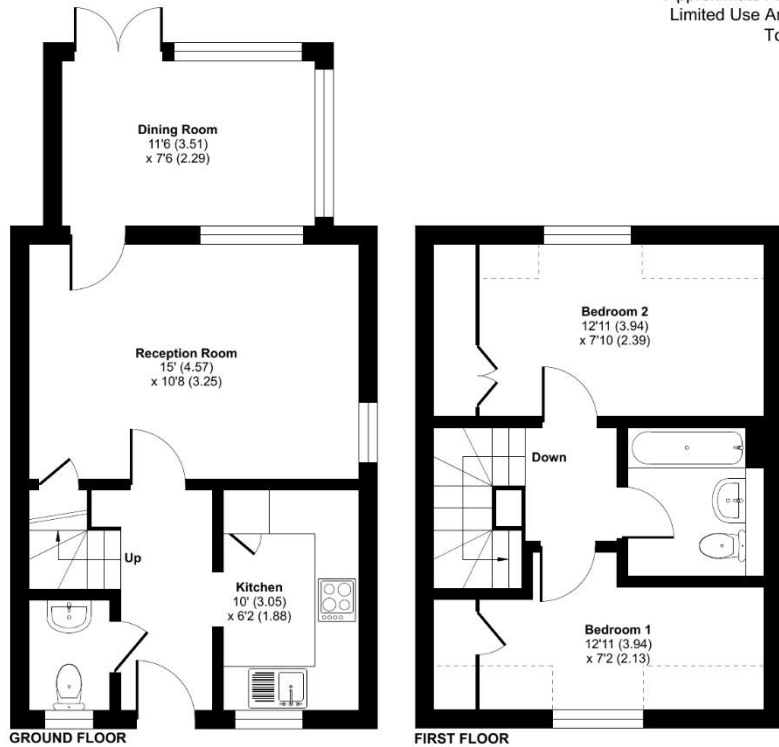
- Charming cottage-style home
- Two bedrooms
- Semi-detached
- Fitted kitchen
- Downstairs WC
- Generous corner garden
- Potential for two-storey extension STPP
- Conservatory/dining room
- Close to village centre and mainline station.

This charming cottage-style, semi-detached home benefits from a generous plot and is conveniently located in the centre of Liphook village with easy access to the mainline station, village amenities and countryside walks.

The ground floor is deceptively spacious and benefits a bright and airy entrance hall, leading to a fitted kitchen and WC. The kitchen has an integrated oven, hob, dishwasher, fridge/freezer and washing machine. The generous sitting room offers a wonderful dual aspect and leads to a frame-built conservatory/dining room. There is a potential for planning STPP for a two-storey extension (converting to a three-bedroom, two-bathroom home), granted to the previous owners in 2016. The ground floor has Kardean flooring throughout.

The first floor provides two bedrooms both with inbuilt wardrobes and dormer windows, with the main bedroom overlooking the rear garden. The family bathroom is fully fitted with a white suite with a shower over the bath.

Outside the property, the south facing garden wraps around the house and is enclosed by a variety of fencing and hedging, generous in size and mainly laid to lawn with a large patio ideal for entertaining and benefitting from two 8x6 sheds. Through a gate at the end of the garden is parking for two vehicles.



Approximate Area = 696 sq ft / 64.6 sq m  
 Limited Use Area(s) = 35 sq ft / 3.2 sq m  
 Total = 731 sq ft / 67.8 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2023. Produced for Kelway Law Estate Agents. REF: 1044135

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.

### Additional Property Details:

- Council Tax Band: C
- Local Authority: East Hampshire
- Services: Mains Gas, Electric & Drainage
- Tenure: Freehold
- Lease Length: N/A
- Service Charge: approx. £290 p/a
- Ground Rent: N/A
- What3Words: ///nourished.reporting.lunged



#### **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](http://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](http://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.