



17 Huron Drive, Liphook - GU30 7TY

Guide Price £865,000 - Freehold



A spacious and beautifully maintained five-bedroom family home on a corner plot, offering nearly 3,000 sq ft of versatile living space in the sought-after St James's development.

- Substantial Family Home In The Prized St James's Development
- Integrated Double Garage
- French Doors Into Rear Garden From The Sitting Room, Family Room & Kitchen/dining Room
- Fabulous Principal Bedroom with Ensuite & Dressing Area
- 21' Kitchen / Breakfast Room With Integrated Wine Fridge & Separate Utility Room
- 10 Minute Walk To Liphook Station
- Wrap Around Corner Plot With A South West Facing Rear Secluded Garden
- 10 Minute Walk Into Liphook Centre
- Play Room/Music Room & Additional Study
- Superb Dual Aspect Sitting Room With Inglenook Fireplace & Wood Burning Stove

17 Huron Drive is set on a generous corner plot within the sought-after St James's development, this beautifully presented five-bedroom, three-bathroom detached home offers just under 3,000 sq ft of bright, flexible family living, all within walking distance of local amenities.

Lovingly maintained by the current owners, the property boasts a welcoming reception hall leading to a choice of versatile living spaces, including a music room, family room, home office/study, and an elegant 19' sitting room with a wood-burning stove set into a charming Inglenook fireplace. The heart of the home is the stylish, recently refitted 21' kitchen/breakfast room, complete with integrated appliances (including a wine fridge) and a separate utility room. French doors from the kitchen, sitting room, and family room open directly to the south west facing rear garden, creating a wonderful flow for both family life and entertaining.

Upstairs, the spacious principal bedroom enjoys a dedicated dressing area and en-suite bathroom. Four further double bedrooms each feature built-in wardrobes, with bedrooms two and three benefitting from their own en-suites.

The property is approached via a driveway with parking for two cars, leading to a double garage. The front garden is laid to lawn with mature hedged borders, while the enclosed rear garden offers a mix of lawn, mature planting, and a generous patio; perfect for enjoying the outdoors in privacy.

Services

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, Electric, water, and drainage as advised by our vendor.

Waverley Borough Council Tax Band: G(£3711.85)

EPC Rating: D

Directions:

SATNAV: GU30 7TY What3Words ///expectant.upstarts.seatbelt

Location:

Liphook is a thriving village on the Hampshire, Surrey, and West Sussex borders, offering a blend of rural charm and excellent amenities. The property is within easy reach of shops, cafés, pubs, and highly regarded schools, including Bohunt (0.7 miles). Liphook railway station (0.5 miles) provides direct services to London Waterloo and Portsmouth, while the nearby A3 (1.1 miles) offers fast road links to Guildford, London, and the south coast. Surrounded by beautiful countryside, much of it in the South Downs National Park, the village is also home to Radford Park with its riverside trails, open grassland, and woodland walks.

Instagram: Follow us @haslemerepropertyclub









Approximate Area = 2633 sq ft / 244.6 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 2936 sq ft / 272.7 sq m

For identification only - Not to scale





Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002 • haslemere@henryadams.co.uk • www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any