



**5 The Maltings, Liphook, Hampshire GU30 7DG**  
**Price Guide Price Guide £625,000 Freehold**

CLARKE  GAMMON  
1919

5 THE MALTINGS  
LIPHOOK GU30 7DG

Price Guide £625,000

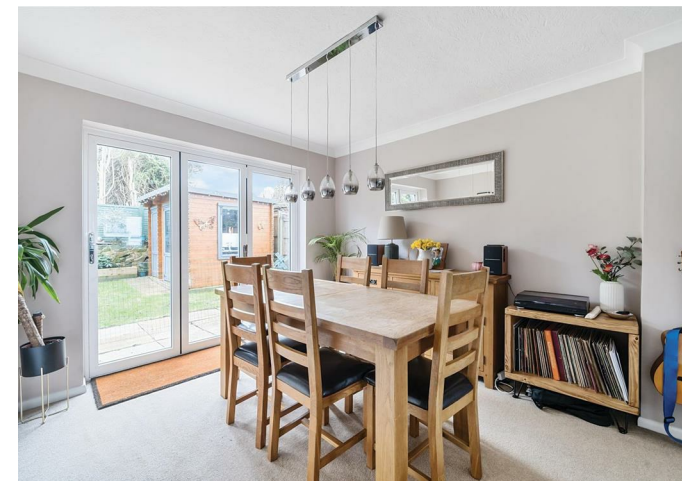
Hall and cloakroom	Utility room/access to garage
Sitting room	4 bedrooms
Dining room with bi-fold doors	Bathroom
Kitchen	Home office
Family room/playroom	Gardens



**An established and tastefully presented family house occupying a prime and highly desirable location on the outskirts of the village centre.**

#### THE PROPERTY

The house is offered in excellent order and tastefully presented. It has been modernised and improved over the years and extended to provide additional family accommodation. There is a small entrance porch and front door which leads to the hall with cloakroom. The sitting room is of a good size and opens up onto the dining room, which has bi-fold doors leading to the rear garden. The kitchen has been re-fitted and gives access to the family room/playroom which additionally opens up onto the rear gardens. There is a utility room which also gives rear access to the garage. The bedrooms are all of a good size and the bathroom has been refitted.



## THE GROUNDS

To the front of the property there is car parking and an open plan garden. The rear garden is level with feature stonewalling and sleeper retained flower beds. There is a full width sun terrace, an area of lawn and a timber home office with light and power and adjoining garden store.

## SITUATION

The property is set in the popular Maltings development which is within level walking distance of Liphook village centre and also well-placed for the well regarded Bohunt School, Sixth Form and Liphook's mainline station. Close by is a footpath to Radford Park, a delightful natural area providing woodland and riverside walks. Liphook itself provides a good range of day-to-day amenities including a Sainsburys supermarket, doctors surgeries, a pharmacy, traditional bakers, a number of independent shops, cafes and restaurants and a recently opened cinema. For the motorist, the nearby A3 provides good links with Guildford, the M25, London and the coast. The surrounding area is noted for its natural beauty, much of which is within the South Downs National Park or owned by the National Trust.

Liphook Square - 0.6 miles  
A3 Junction - 1.5 miles  
Mainline Station - 1.2 miles  
Haslemere - 3 miles  
Guildford - 18 miles  
London Waterloo - 1 hour 5 minutes by train  
Heathrow - 40 miles - Gatwick - 50 miles  
Portsmouth - 25 miles

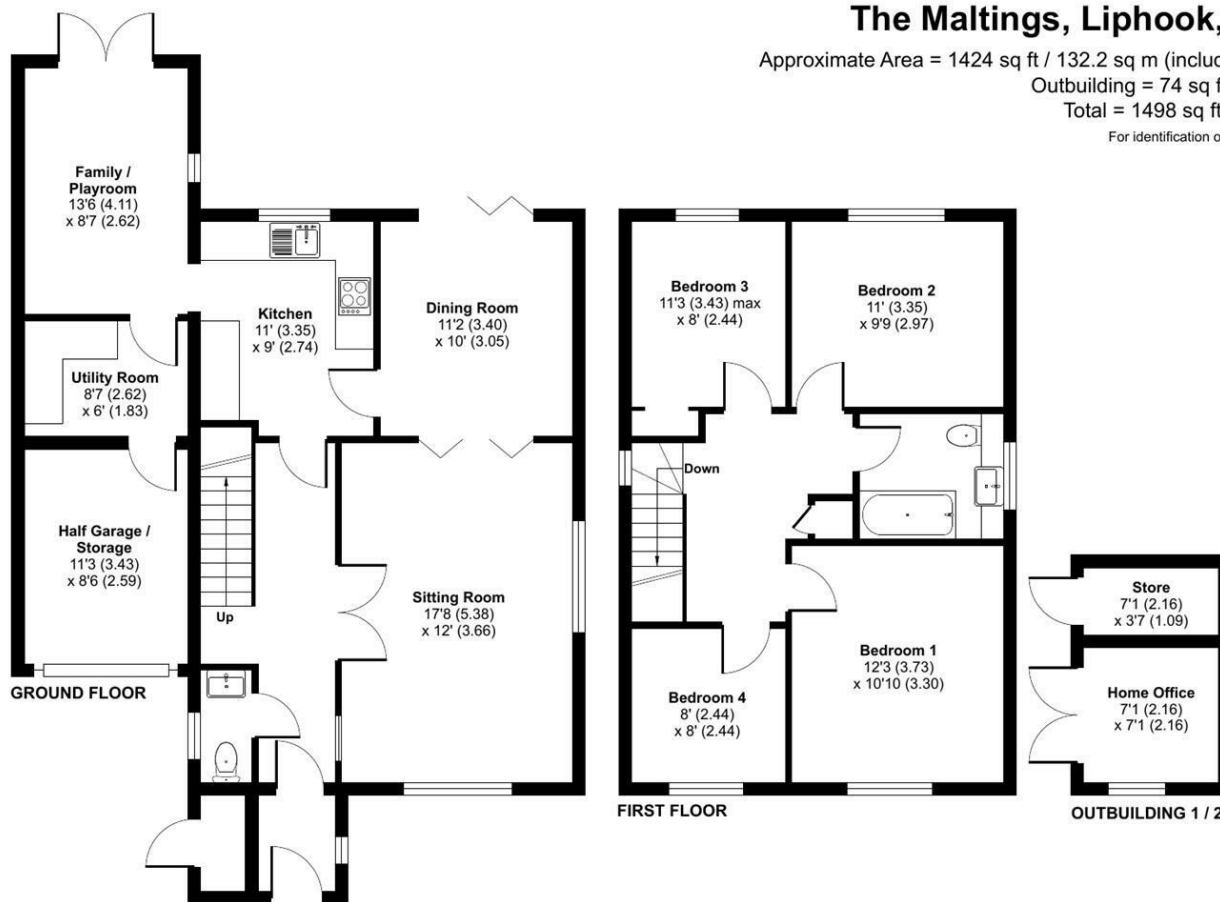
# The Maltings, Liphook, GU30

Approximate Area = 1424 sq ft / 132.2 sq m (includes garage)

Outbuilding = 74 sq ft / 6.8 sq m

Total = 1498 sq ft / 139 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1083397

## LOCAL AUTHORITY

East Hampshire District Council

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

24th February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

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## DIRECTIONS

From our office in the centre of Liphook proceed out of the village along the Haslemere Road and after a short distance turn left into the Maltings, bear around to the right where the property will be found ultimately on the right.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

