



**17 Ludshott Manor, Ludshott Manor, Liphook,  
Price Guide £495,000 Leasehold**

17 LUDSHOTT MANOR, LUDSHOTT MANOR LIPHOOK GU30 7RD

## Price Guide £495,000 Leasehold - Share of Freehold

A rare opportunity to acquire a spacious and tastefully presented 1st floor apartment with a high specification including an operational fireplace in the living room, and a balcony which enjoys a southerly aspect with views over the park like grounds and beyond to the South Downs national Park.

In front of the main entrance to the apartment there is a walled courtyard garden and beyond the front door is a spacious communal hall and wide staircase which leads up to the entrance of number 17. It has its' own large entrance hall with storage cupboards and airing cupboard. The impressive lounge/dining room is triple aspect, off which is an archway which leads to the high specification kitchen/ breakfast room with a wide range of units, appliances and granite worktops. The master bedroom suite is spacious with 2 built in wardrobe cupboards, a large en-suite shower room. the 2nd double bedroom has southerly views over the grounds, trap to a useful roof space and a cupboard which houses the gas fired boiler. The separate bathroom is coordinated with tiled floor and walls, panelled bath with shower unit, low level wc and handwash basin.

The development is approached by a long, impressive driveway which leads to all of the properties. There is extensive visitors parking and two allocated parking spaces for no. 17. One is very close to the entrance of the apartment, the other is situated alongside the visitors car parking. The communal grounds extend to 10 acres and are widely renowned and forms a major reason as to why properties on the development rarely become available. There are impressive and extensively managed and manicured lawns, flower borders with specimen shrubs flowers and trees and in particular a large Himalayan cedar tree. There is also a tucked away secret garden with extensive footpaths for accessible exercise.

- A beautiful apartment of true quality
- Forms part of an exclusive development
- Wonderful communal grounds of 10 acres with tennis court
- Panoramic views over The South Downs National Park
- 1st floor apartment constructed in 2004
- Communal entrance and hall
- Spacious living room with open fireplace and balcony
- Extensive shaker kitchen with granite worktops
- Master bedroom with 2nd double bedroom & bathroom
- 2 Allocated freehold parking spaces

### CG LIPHOOK

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Local Authority: EHDC TAX BAND E

Services: Mains water, Private drainage LPG central heating









## SITUATION

The development is tucked away, and as a consequence, is very intriguing and highly desirable. It is approximately 3/4 mile from the highly regarded Bramshott village, which itself is just north of the A3 and offers easy access to the south coast, London, and is approximately 2 miles away from Liphook village centre. It is renowned for its location, with attractive cottages and historic St. Marys church. Liphook offers a mainline station which connects with Waterloo in just over the hour. There are excellent facilities available including Sainsburys supermarket, local cafes, shops, restaurants and highly desirable public houses. The area as a whole is surrounded by beautiful countryside, although Ludshott manor itself

is self sufficient for countryside walkways, Liphook offers intriguing, beautiful walks at Iron Hill, Wheatsheaf Common, and Chappell Common. There are excellent sporting facilities including Golf Clubs at Old Thorns Golf Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.




## DIRECTIONS

From the centre of Bramshott village, pass the village church on the left, forking right past Limes Close on your left, and turn into Woolmer Lane. Continue for approximately 3/4 mile, until you come to the entrance of Ludshott Manor. The block of apartments incorporating number 17 will be found on the far right hand side alongside one of the allocated parking spaces.

**The Lease** extends for 999 Years from 2004. Apartment 17 is also being sold with the benefit of part ownership of the freehold, therefore, no ground rent is payable, and there is an income from the development as a whole. Currently the maintenance is £6,500 PA which includes maintenance of the communal grounds, parking area, maintenance of the building, common areas, and block insurance.

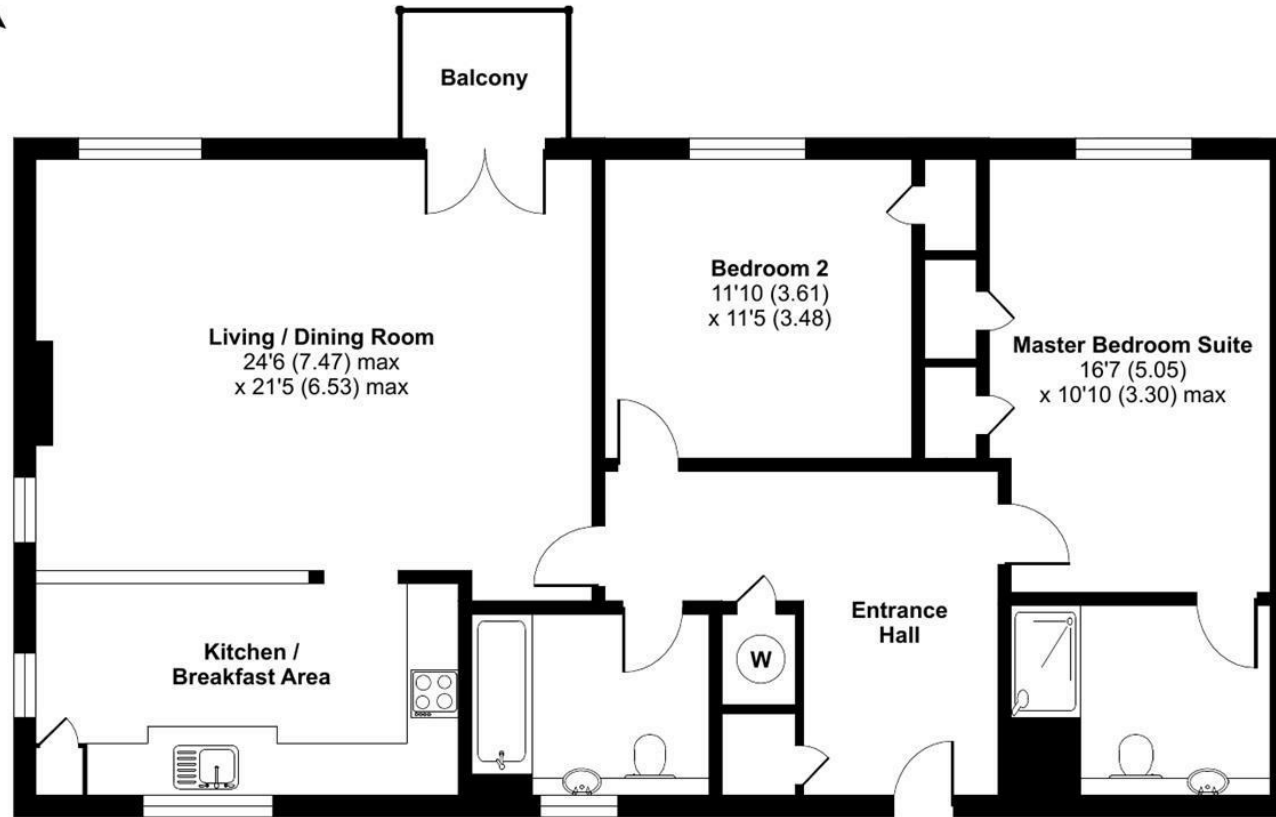
- Liphook - 2 miles
- Liphook mainline station-3.1 miles
- Haslemere - 6.8 miles
- Petersfield - 11.9 miles
- Midhurst - 13.8 miles
- Guildford - 18.9 miles
- Goodwood - 20.2 miles
- Gatwick Airport - 49.6 miles
- Heathrow Airport - 44.2 miles
- South Coast - 28.7 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# Woolmer Lane, GU30

Approximate Area = 1168 sq ft / 108.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Clarke Gammon. REF: 1116623

## 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.

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