



**16 Huron Drive, Liphook, Hampshire GU30 7TZ**  
**Guide Price £895,000 Freehold**

CLARKE  GAMMON  
1919

16 HURON DRIVE, LIPHOOK, HAMPSHIRE GU30 7TZ

Price Guide Price Guide £895,000 FreeholdFreehold

An impressive and spacious family house with great flexibility, tucked away in a small cul-de-sac on a highly rated residential development in the centre of Liphook.

The property is entering the market for the first time since it was built in 2000, which endorses its desirability and convenience. The style of house is substantial and in excess of 3,000 Sq. Ft. There are very few in number on the development highlighting the rare availability. The house as a whole is offered in excellent condition with a spacious reception hall and cloakroom, sitting room with bay window and fireplace with open chimney. A sizeable dining room with bay window and large study/family room. The kitchen, which has been re-equipped is fully coordinated, and gives access to the rear garden via the adjoining utility room. On the 1st floor there is a master bedroom suite, guest suite, 2 further bedrooms and family bathroom. The 2nd floor is very intriguing, there is a raised mezzanine floor area with a Velux window that bathes the second floor and landing with natural light. There are 2 extremely spacious double bedrooms, one being triple aspect, the other is double aspect. There is also a refitted shower/wet room. The whole area could easily be combined to offer many options for use.

The house is tucked away and situated in a small cul-de-sac and offers a detached double garage with parking for 5 cars outside. There are 2 up and over doors, a personal door and window giving access to the garden. The mature garden is larger than average for this estate and is excellently maintained with a productive vegetable garden behind the garage. There is a sizeable sandstone sun terrace adjoining the house with lawned area beyond, and well stocked, colourful borders. The whole enjoys a south facing, sunny aspect.

- Substantial family house
- Premier style of house, rarely available
- Over 3,000 Sq. Ft with ultra fast fibre broadband (500 Mbs)
- Tucked away in a small cul-de-sac
- Large hall, cloakroom, and utility room
- Kitchen/breakfast room and 3 reception rooms
- 6 Bedrooms & 4 Bathrooms
- Multi-purpose 2nd floor with flexibility
- Detached double garage and parking
- South facing rear garden

#### CG LIPHOOK

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**Local Authority:** East Hampshire District Council Tax Band G

**Services:** All Mains services









## SITUATION

The property is tucked away in a small cul-de-sac which forms part of the St James's place development, which is highly desirable with its millennium green open space and immediate access to all local facilities including Sainsburys supermarket. The mainline station is walking distance with fast and frequent trains to Waterloo in just over the hour. Also within walking distance are acres of beautiful countryside where walking can be enjoyed at Iron Hill, Wheatsheaf Common, beyond which is Chappell Common. The village centre has recently opened a highly desirable living room cinema and boasts a variety of shops, cafes and highly regarded public houses. The area as a whole is renowned for its schooling with

excellent infant and junior schools and the highly rated Bohunt Academy. There are also, within easy reach of the property established private schools, including Churcher's college and Highfield and Bookham. There are excellent sporting facilities in the area with junior and senior football and cricket, Liphook Bowls Club, and golf at Liphook Golf course and Old Thorns Golf and Country Club.




## DIRECTIONS

From our office in the centre of Liphook, proceed along the Midhurst Road and pass Sainsburys on your left hand side. At the roundabout proceed straight over into Ontario Way, which will ultimately lead to Huron Drive. Number 16 is situated on the right-hand side in the cul-de-sac,

5th June 2024

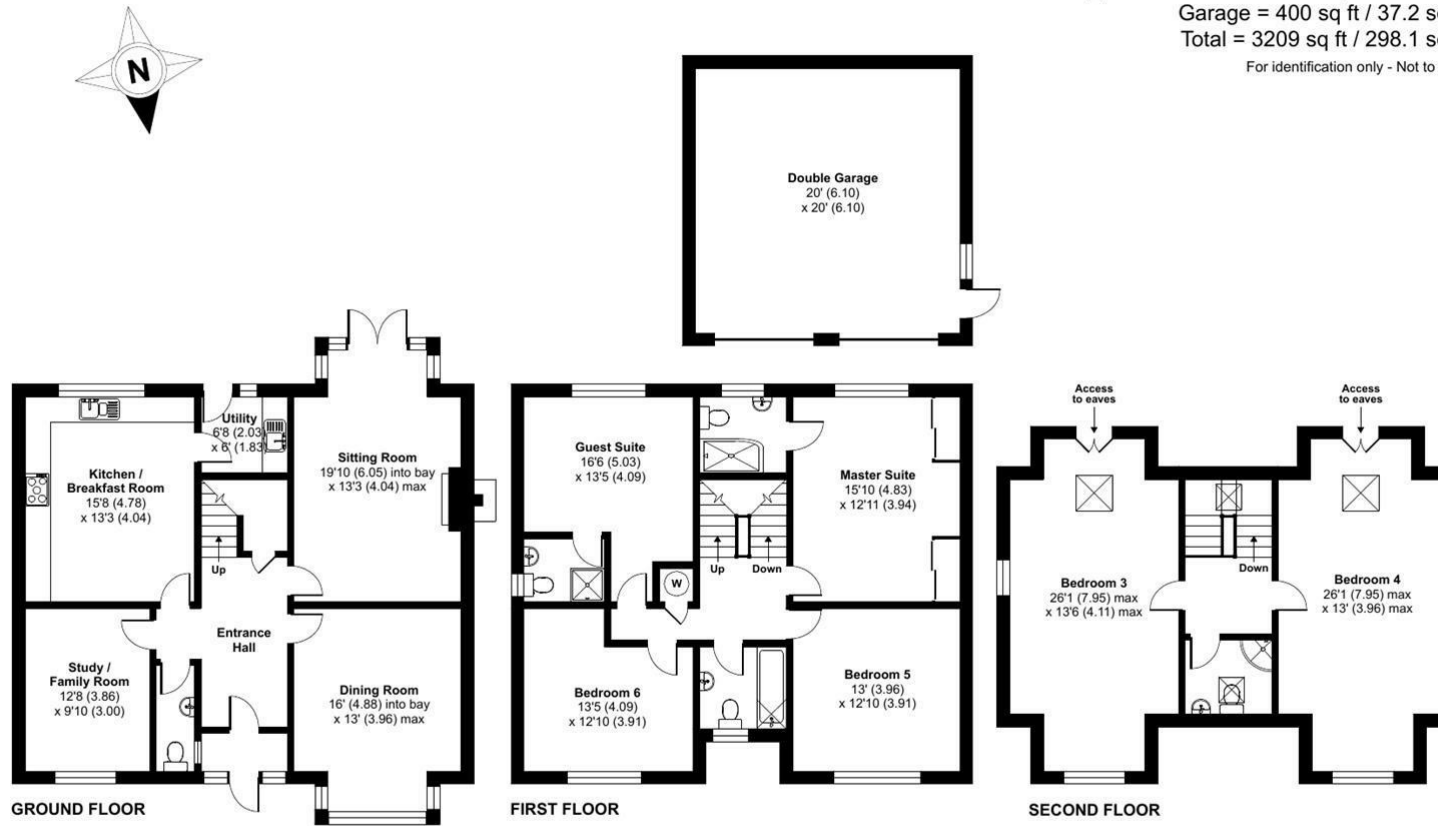
- Liphook mainline station - 0.5 miles**
- Liphook Town Square - 0.5 miles**
- Guildford - 18.2 miles**
- Haslemere - 4.9 miles**
- Farnham - 13.4 miles**
- Petersfield - 10.7 miles**
- Portsmouth - 27.6 miles**
- London 49 miles**

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>		
(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>		
	80	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Huron Drive, GU30

Approximate Area = 2809 sq ft / 261 sq m  
 Garage = 400 sq ft / 37.2 sq m  
 Total = 3209 sq ft / 298.1 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). © n\cheom 2024. Produced for Clarke Gammon. REF:1125909

## 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

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