



**Passfield Common, Liphook, Hampshire**  
**Price Guide £650,000 Freehold**

CLARKE  GAMMON



**ROMO HOUSE PASSFIELD COMMON  
LIPHOOK HAMPSHIRE GU30 7RJ**

**Price Guide £650,000**

Versatile Accommodation	1/4 Of An Acre Plot
Great outbuildings including a pool house	Three Bathrooms
Lovely kitchen	Large gated driveway
Garden annexe	Semi- rural setting
Views to fields at the rear	Individual property



**Discreetly nestled behind National Trust land and adjoining open fields is this quite unique property which is being sold for the very first time.**

**THE PROPERTY**

There are attractive gardens of around a quarter of an acre and several incredible outbuildings including an garden annexe, and pool house. The property does offer a new owner a great opportunity to further improve, convert and amend if desired, although the house does offer immense appeal in its current guise. the house size measures to 1469 sq. ft. Additionally, the garden buildings cumulate to 110 sq. ft, which in total offers an impressive 2569sq.ft of space overall. The internal accommodation is arranged over 2 floors. there are 2 reception rooms and a small study on the ground floor. These rooms are complemented by an impressive kitchen/dining/ living area which is located to the rear of the house and has double doors opening to the gardens. Up on the 1st floor there are 3 good size bedrooms and three bathrooms. the layout has diversified over the years, having previously offered a 4 bedroom, 2 bathroom configuration.





## THE GROUNDS

Once in the rear garden, there is a great area of level lawn, mature flower beds and borders, as well as areas of patio. There are also several fantastic outbuildings, which consists of a garden annexe with a living/kitchen, bedroom and shower room. An enclosed small pool building, a hot tub room as well as a further large storage shed. At the very end of the garden there is the perfect area for alfresco dining, where one can enjoy watching the sunset over the beautiful neighbouring fields.

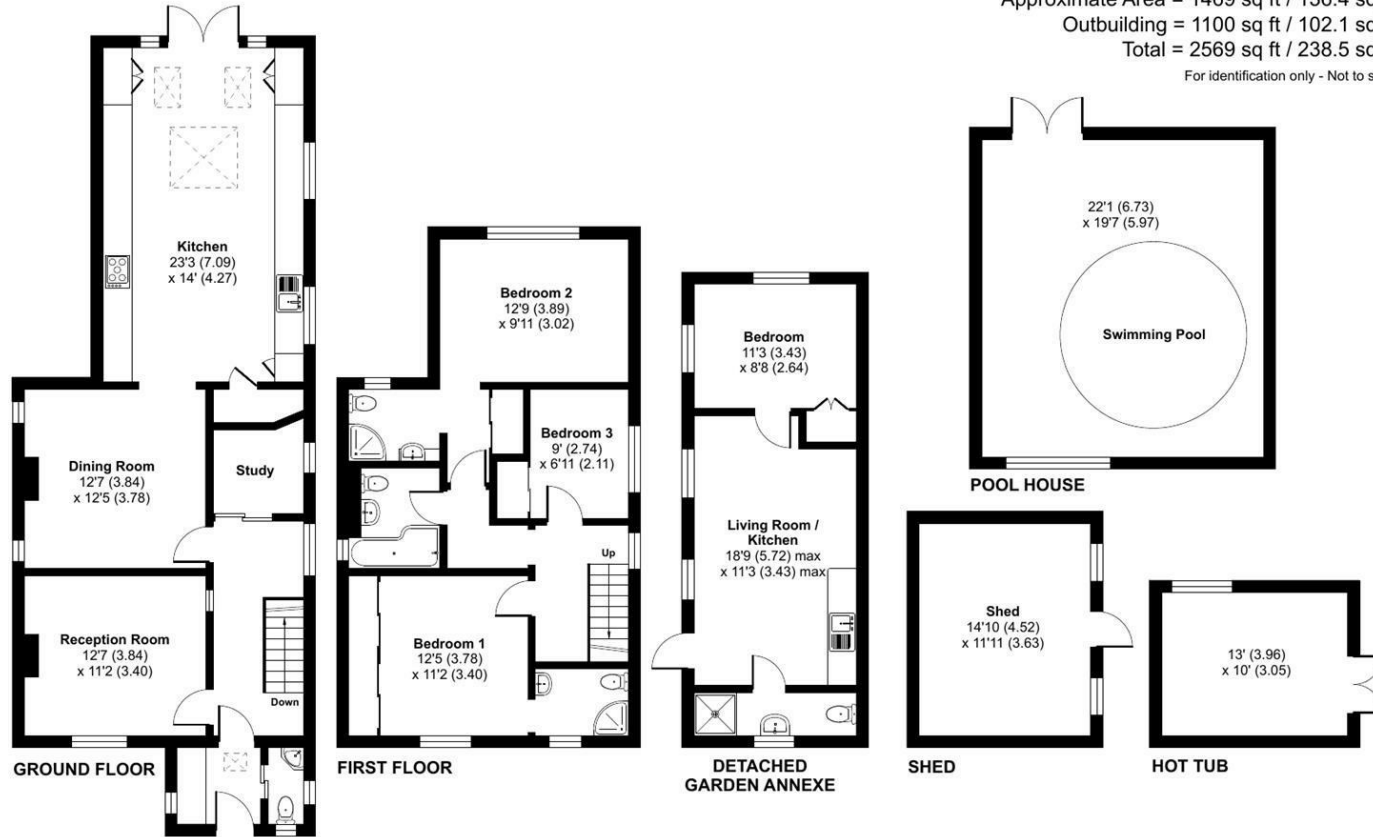
## SITUATION

Passfield is a semi-rural hamlet, positioned two miles from the centre of Liphook and enjoys all the character of a rural community surrounded by rolling fields, National Trust and MOD owned lands. This property is located in what is now widely regarded as the centre of Passfield, adjacent to the general store and common land. Further facilities including supermarkets and local stores and cafes can be found in Liphook in addition its railway station servicing the Portsmouth/London Waterloo main line.

Liphook - 2.5 miles  
Liphook station - 2.8 miles  
Haslemere - 6 miles  
Farnham - 10 miles  
Petersfield - 11 miles  
Guildford - 19 miles  
Portsmouth - 30 miles  
Gatwick - 47 miles  
London Waterloo - 64 minutes

# Passfield Common, Passfield, Liphook, GU30

Approximate Area = 1469 sq ft / 136.4 sq m  
 Outbuilding = 1100 sq ft / 102.1 sq m  
 Total = 2569 sq ft / 238.5 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: 1135611

**LOCAL AUTHORITY**  
 East Hampshire District Council

**COUNCIL TAX**  
 Band E

**SERVICES**  
 Mains water, electricity, mains drainage  
 gas central heating

20th June 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>	<b>68</b>	<b>80</b>
(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**  
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**DIRECTIONS**  
 From Liphook take the B3004, Headley Road for 2.5 miles. When approaching Passfield Common on your right (where Passfield stores is located), take the track just beyond the phone box. Follow the track round to the left where Romo House will be found.

**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

