



63 Headley Road, Liphook, Hampshire
Price Guide £929,950 Freehold

CLARKE  GAMMON
1919

63 HEADLEY ROAD, LIPHOOK, HAMPSHIRE GU30 7PR

Price Guide £929,950 Freehold

An established Edwardian 5 double bedroom house, constructed in 1910, offering flexible and extremely well proportioned accommodation with large private garden and occupying a sought after location in the centre of the village.

The entrance hall is light and spacious with cloak/shower room. The living accommodation is an undoubted feature. There is a sitting room with open fire place, operational wood burning stove and bay window, a large study, equally with an open fireplace and a bay window. There is a substantial family room which has double doors leading onto the sun terrace and rear garden. Likewise, the kitchen/dining room is full of space, with shaker units, granite worktops, deep Butler sink, central island unit and a generous dining area. There are patio doors again to the sun terrace and rear garden. Lastly, on the ground floor, there is a useful, small utility room.

The bedroom accommodation is in keeping with a sizeable property and comprises a master bedroom suite, with ensuite shower room, 4 other double bedrooms and family bathroom. The landing is very appealing and there is a suitable study area at the end. There is a solar panel attached to the property which covers the hot water costs during the summer.

Externally to the front of the property there is a large brick paved driveway and turning area which provides parking for 6 cars and leads to a pair of garages, both of which have up and over doors, of which one has light and power. The garden is found to the rear, and adjoining the house there is a full width sun terrace with a tiled loggia and lighting. Beyond the sun terrace is a large area of lawn, specimen shrubs, plants, a good sized vegetable garden with raised flower beds, a water feature, natural pond, established boundaries and there are 3 garden sheds, one of which has light and power. There is also an aluminium greenhouse.

- **A substantial Edwardian family house**
- **Established and very convenient location**
- **Hall & cloak/shower room**
- **Sitting room with bay window and fireplace**
- **Study and large family room**
- **Spacious kitchen/breakfast/dining room and utility**
- **Master bedroom suite**
- **4 Further double bedrooms and family bathroom**
- **Double garage and parking for 6 cars**
- **Large private and sunny garden**

CG LIPHOOK

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Local Authority: East Hampshire District Council Tax Band F
Services: All mains services









SITUATION

The property is so conveniently situated, being a short walk to all of the facilities in Liphook and in particular, for families, all of the well regarded local schools are within a level walk, especially Liphook Junior and Infant school and Bohunt Academy. The village itself provides a wide range of amenities which cater for day to day needs including Sainsburys supermarket, doctors surgeries, library, local shops and a variety of restaurants and pubs and the recently opened Living Room Cinema. Liphook also boasts a good range of recreational facilities and open spaces, with the recreation ground and Radford park both being nearby.

The mainline station is close by and offers fast and frequent trains to London Waterloo in just over the hour, and the nearby A3 provides excellent links to Guildford, the M25, and London to the north, Portsmouth, Southampton and the M27 and the coast to the south.




DIRECTIONS

From our office in the centre of the village, leave the square on the Headley Road where the property will be found on the left hand side shortly after the Co-op supermarket which is on the right.

22nd July 2024

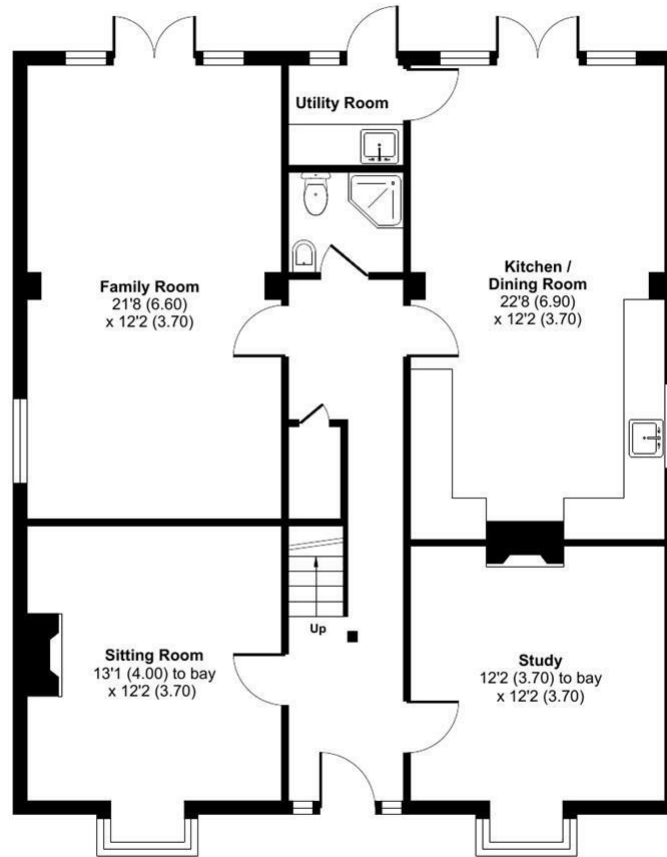
- Liphook Station - 1.1 miles
- Liphook village centre - 0.5 miles
- Bohunt Academy 0.4 miles
- Haslemere - 4.5 miles
- A3 Bramshott junction - 0.5 miles
- Guildford - 18 miles
- South Coast - 25 miles

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

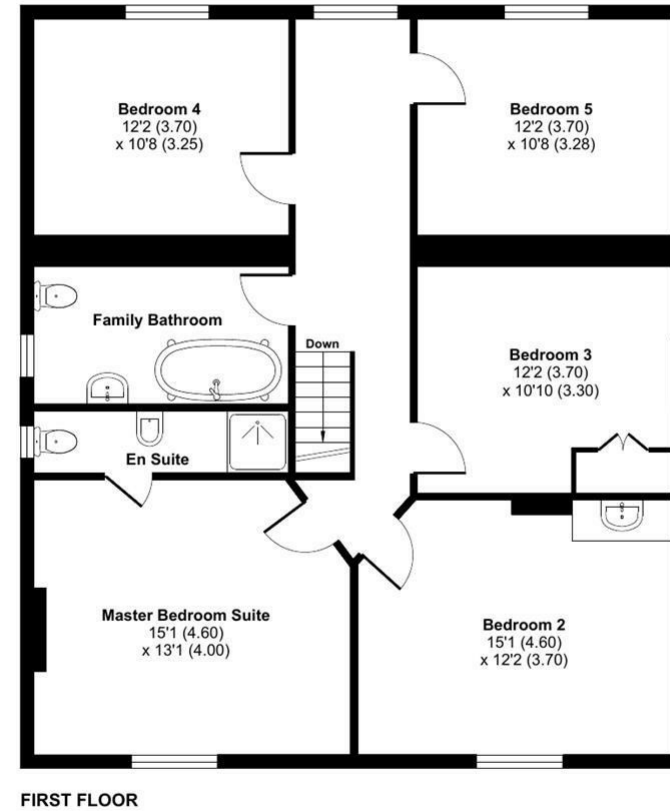
Headley Road, Liphook, GU30

Approximate Area = 2150 sq ft / 199.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This floor plan was constructed using measurements provided to ©nichécom 2024 by a third party. Produced for Clarke Gammon. REF: 1135165

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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