



**1 Longmoor Road, Liphook,
Price Guide £400,000 Freehold**

1 THE PINES LONGMOOR ROAD
LIPHOOK GU30 7PG

Price Guide £400,000

No onward chain

Circa 1500 sq ft overall

South facing garden with studio

Spiral staircase

Requiring modernisation

Three/Four Bedrooms

Potential for loft conversion

Semi-rural setting



A larger than usual semi-detached home, with a southerly facing garden in the region of 100ft.

THE PROPERTY

The property has an incredibly versatile layout and offers scope to enhance its size if future owners would consider converting the loft area. Further diversifying this property's appeal, is a large garden studio which could make a perfect work at home space, occasional garden accommodation.

The property does now require a programme of improvement and maintenance, but in our opinion, offers a optimal potential to start over and could be an investment opportunity for the next owner.

Overall the property has parking to the front, a downstairs w/c two large receptions, smaller reception or fourth bedroom, a kitchen, three first floor bedrooms, a family bathroom, loft room and a brilliant garden studio.



THE GROUNDS

There is parking for 2 vehicles on the front driveway, a pathway leads through to the back garden where there is an area of patio which adjoins the house. A pathway leads to the rear of the garden and stretches toward the back of house, where there is a wonderful detached garden studio.

SITUATION

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Liphook Centre - 1.7 miles

Liphook railway station - 1.9 miles

Guildford - 19.1 miles

Haslemere - 5.8 miles

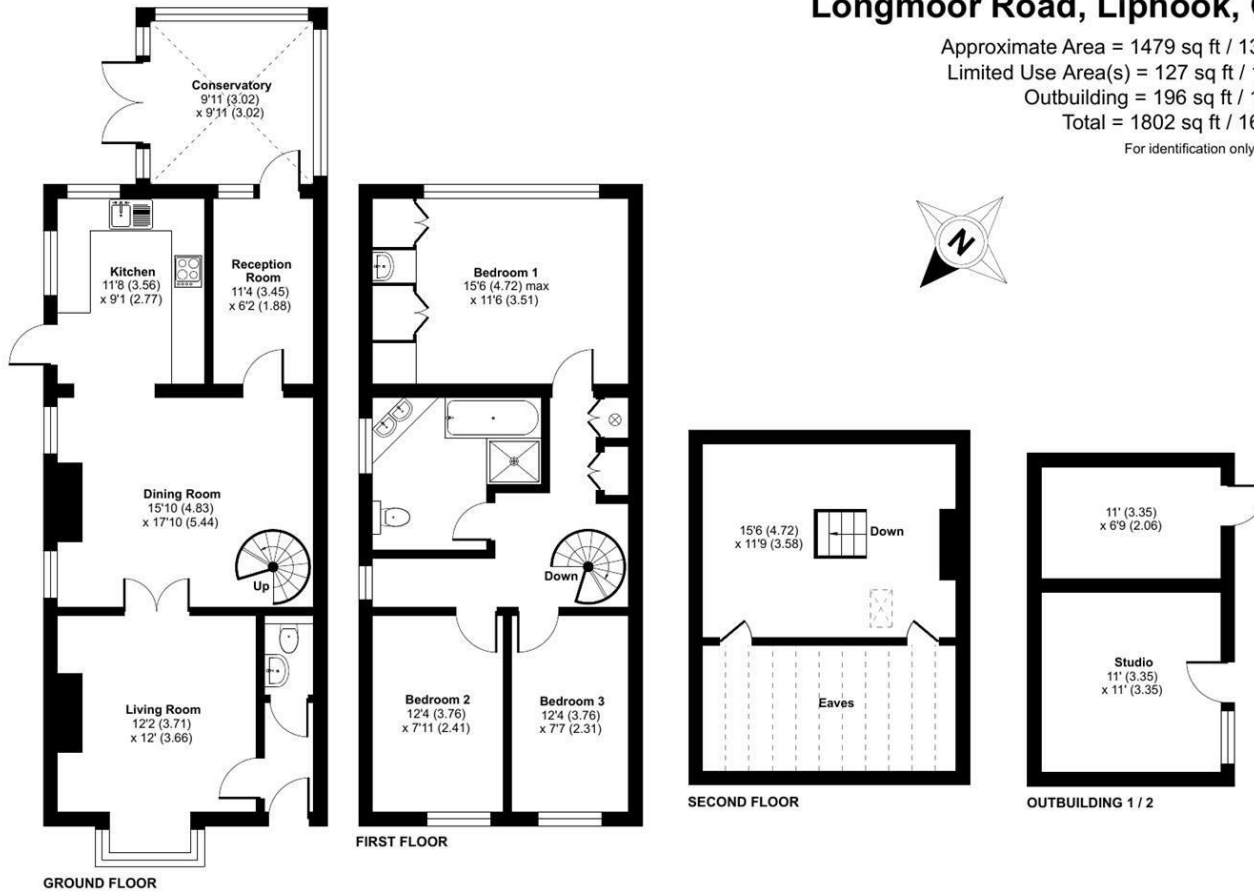
Portsmouth - 25.9 miles

London Heathrow airport - 39.4 miles

Longmoor Road, Liphook, GU30

Approximate Area = 1479 sq ft / 137.4 sq m
 Limited Use Area(s) = 127 sq ft / 11.7 sq m
 Outbuilding = 196 sq ft / 18.2 sq m
 Total = 1802 sq ft / 167.3 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: 1148854

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

28th June 2024

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

CG LIPHOOK OFFICE

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DIRECTIONS

From the centre of Liphook, head west along Longmoor Road for approximately 2 miles. after passing the Deers Hut on the left, continue along until the next left turn. Follow the road around to the right, where the property will soon be found on the left hand side, just before Bircholt Road

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

