



126 Haslemere Road, Liphook  
Hampshire Freehold

CLARKE  GAMMON



**126 HASLEMERE ROAD  
LIPHOOK GU30 7BU**

No onward chain

Dining area and  
conservatory

Three double bedrooms

Glorious southerly facing  
garden

Spacious double aspect  
living room

Generously equipped  
kitchen/breakfast

Scope to enlarge and update

Garage and driveway

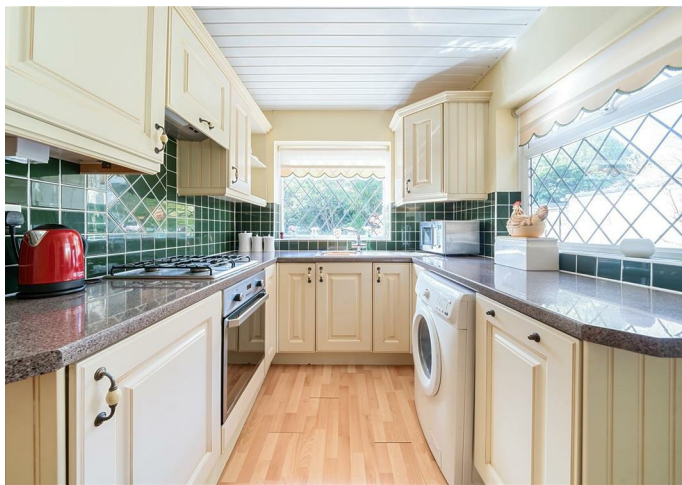


**Located in a slightly elevated position on Haslemere Road is this detached family home, which is under one mile from the centre of the village and being sold for the first time in 50 years.**

**THE PROPERTY**

This detached house is well proportioned, yet offers tremendous potential for enlargement if desired (STPP). The house is approached by its driveway which is partially shared with the right-hand side neighbour. Once inside, the accommodation is set over two floors and offers a light and airy feel throughout. The property is tastefully and individually decorated with each room having a little bit of personality. The key rooms are; a good size L-shaped living room which has a twin aspect which leads to a wonderful conservatory. the kitchen/breakfast room has plenty of worktops and cupboards as well as some fitted appliances and a lovely garden view. There is a side door which leads to the versatile garage, and utility areas. Upstairs a re three good bedrooms and a family bathroom.





## THE GROUNDS

The driveway provides parking for a few vehicles as does the attached single garage. Both front and rear gardens are level and predominately laid to lawn. The rear garden benefits from a southerly aspect and great privacy from its surroundings. There is a patio area which directly adjoins the property and conservatory.

## SITUATION

The house occupies an established and desirable position on the outskirts of Liphook village centre which is within an easy walk, as is the mainline station which offers fast and frequent trains to Waterloo in just over an hour. The village has an excellent range of facilities, which include a Sainsbury's supermarket, doctor's surgeries, library, local shops, the Living Room cinema and a variety of restaurants and pubs. There is also a good selection of both state and private schools in the area, with both the outstanding rated Bohunt Academy and the highly-regarded Liphook infants and junior schools, both being within walking distance. The village also has a good range of recreational facilities and open spaces with the recreation ground and Radford Park both being nearby. For the commuter, the nearby A3 provides excellent trunk road links to Guildford, the M25 and London to the north, Portsmouth, Southampton the M27 and the coast to the south.

Liphook railway station - 0.5 miles

Liphook Town Centre - 0.6 miles

A3 Junction - 1.2 miles

Haslemere - 4.0 miles

Guildford - 18.8 miles

London Heathrow - 38.8 miles

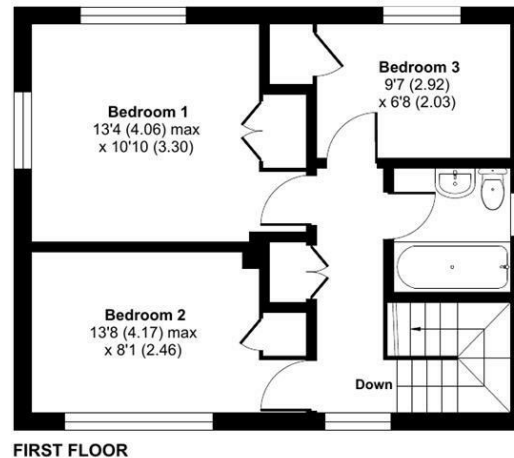
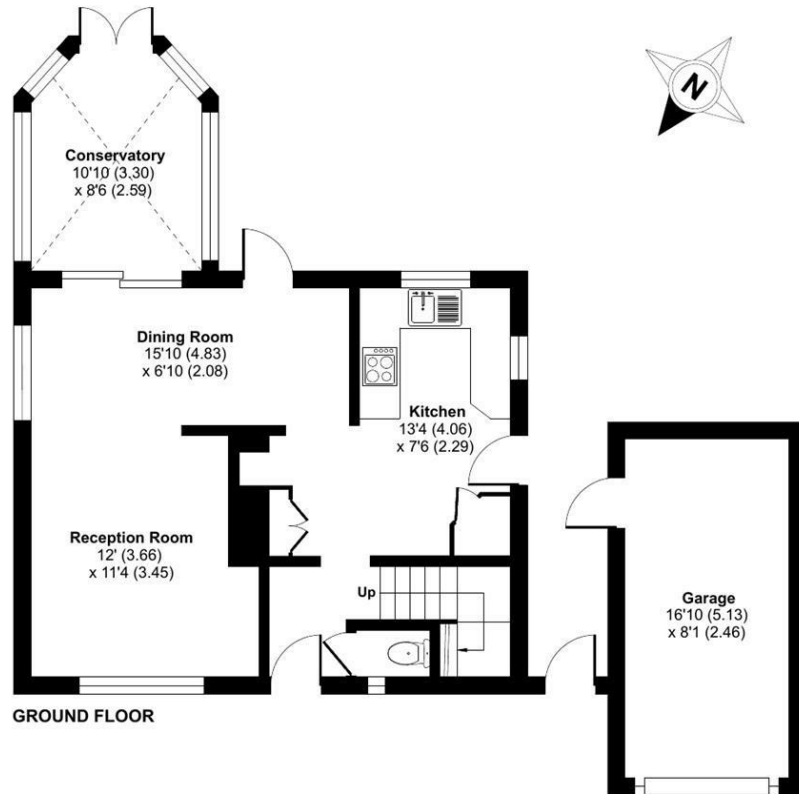
## Haslemere Road, Liphook, GU30

Approximate Area = 1015 sq ft / 94.2 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1152 sq ft / 106.9 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: 1152861

### LOCAL AUTHORITY

EHDC

### COUNCIL TAX

Band E

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

7th May 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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 the centre of Liphook village, take Haslemere Road and continue for approximately 0.5 miles. Our property is on the right hand side, is almost diagonally opposite Hawkshaw Close which is on the left.

### 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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