



**35 Goldfinch Avenue, Liphook,
Asking Price £625,000 Freehold**

CLARKE  GAMMON

35 GOLDFINCH AVENUE
LIPHOOK GU30 7FF

Asking Price £625,000

Open plan kitchen dining
area

Integral garage

Separate spacious lounge

Stunning location

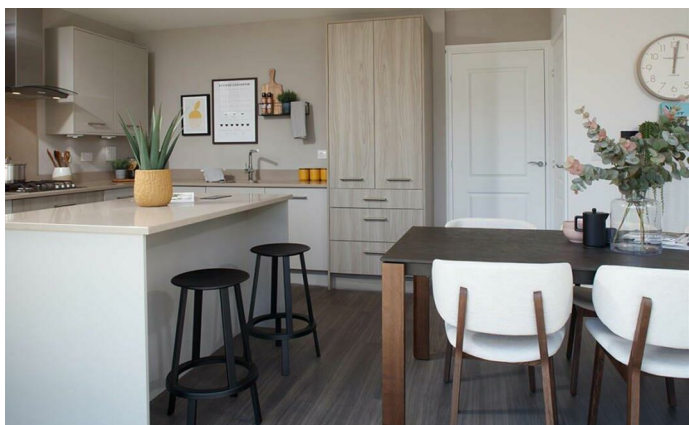
Main bedroom suite

Modern finish throughout

Higher ceilings

Award - winning home

3 en-suite bedrooms

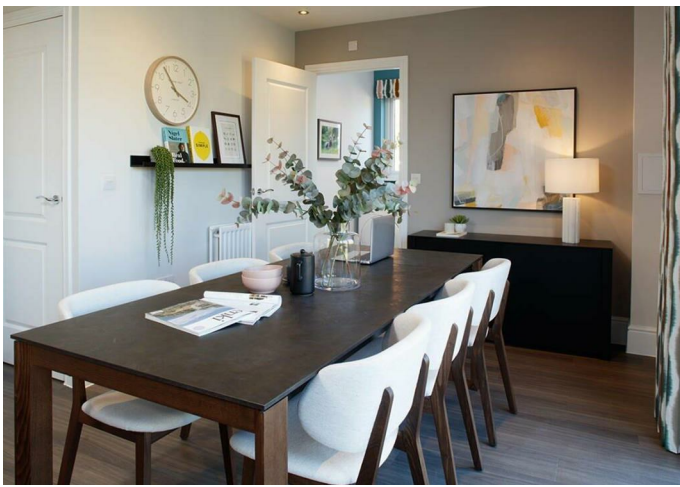


**A beautiful 3 bedroom home
with well thought out living
space, in a great location,
offering traditional charm and all
the convenience of modern
living.**

THE PROPERTY

The three bedroom detached Oxford Lifestyle reimagines the traditional family home to create a level of luxury far beyond your expectations. Removing the single bedroom, and family bathroom creates the space for a superior standard of living, with each of the three stunning double bedrooms enjoying its own high specification en-suite. It also makes room for a striking master bedroom suite of a size you would normally only see in much larger, more expensive properties, including a walk through dressing room and a huge en-suite with both bath and shower.

Downstairs, the Oxford Lifestyle is just as well designed and the rooms equally well appointed. The generous lounge has plenty of room to relax, while the open plan kitchen/dining room is a truly inspiring space, stretching across the rear of the property and flooded with natural light from the double width French doors. The kitchen is fitted to the very highest standard including premium brand appliances, and has a separate utility with downstairs cloaks.



THE GROUNDS

Outside the garden is turfed and is partially walled. There is off Street parking and an integral garage.

SITUATION

Just an hour's train ride from London Waterloo, yet nestled right on the edge of the South downs National Park, the charming village of Liphook couldn't offer a better quality of life for you and your family. Liphook itself is within walking distance and provides schools for all age groups, including Bohunt Academy with it's outstanding OFSTED rating. There is a great sense of community, and offers The Living Room Cinema, Sainsburys supermarket, cafes and eateries, and some fine pubs and restaurants. There are numerous recreational facilities close at hand, with golf courses at Hindhead, Hankley Common and Liphook, and a superb network of footpaths and walks, including the Shipwrights Way and Weavers Down.

Liphook Station 1.0 miles

Haslemere Station 4.2 miles

Guildford - 18 miles

A3 junction - Under 1 mile

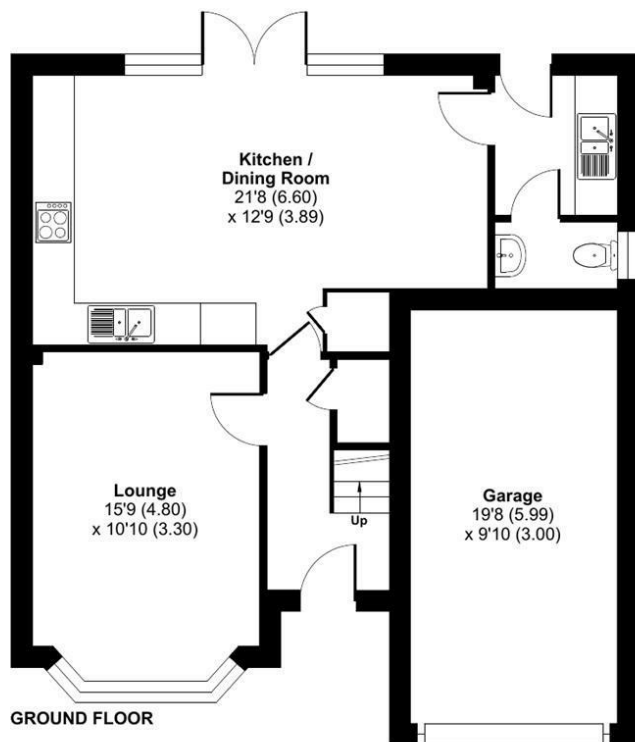
Haslemere - 5 miles

Portsmouth and the South coast - 25 miles

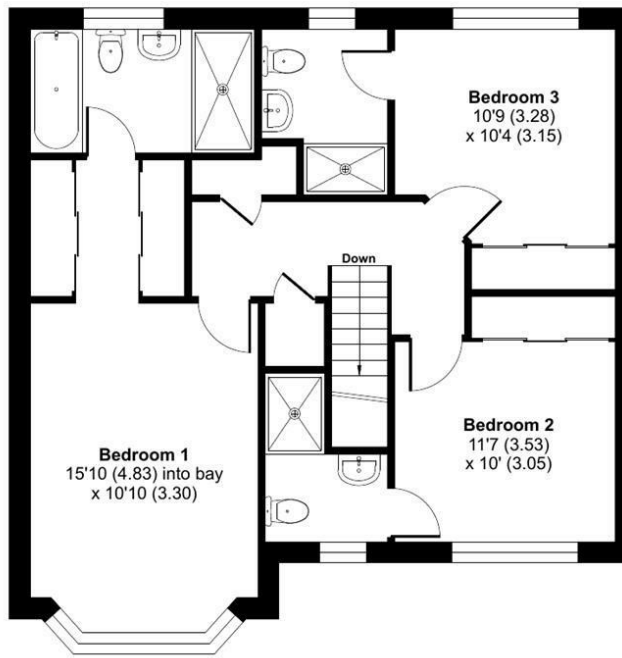
London Waterloo - 1hr. 5 mins by train

Goldfinch Avenue, Liphook, GU30

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1162783

LOCAL AUTHORITY


East Hampshire District Council

COUNCIL TAX

Band F

SERVICES

30th July 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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Liphook, proceed along the Longmoor Road, passing Bohunt School on the left. at the first roundabout turn right into Lowsley Farm Drive, following around and taking the first turning left. Proceed around until Goldfinch Avenue is found on the left hand side.

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

