



66 Canada Way, Liphook, Hampshire, GU30 7UH
Price Guide £759,950 Freehold

CLARKE  GAMMON
1919

66 CANADA WAY, LIPHOOK, HAMPSHIRE, GU30 7UH

Price Guide £759,950 Freehold

A spacious family home set close to the village centre with 5 bedrooms and 3 bathrooms as well as a wonderful south facing garden.

Offering a closed onward chain, this five bedroom house is located in the popular St James' adjacent to the village centre and set within walking distance of the main line station and schools. The property was built in 2000 by Westbury homes and provides adaptable and flexible accommodation.

To the ground floor there are four separate reception rooms, including a sitting room with an open fireplace / log burner. Double doors lead to the dining room, which in turn, has double glazed doors to the well tended garden. The open plan kitchen /breakfast/family room is light and spacious with well fitted modern units, and utility room. It incorporates a conservatory area leading out to the rear garden.

To the first floor there are five bedrooms, including main and guest suites, with the majority of the bedrooms having fitted wardrobes.

To the front of the property is a tarmacadam driveway with screening hedge and double garage. Side access leads to the rear which is south facing and offers a paved patio with steps leading up to a level area of lawn with well stocked beds, shrubs and borders and a vegetable area The whole is enclosed by timber panel fencing and brick walling. To the side of the property is a large covered store which has double opening glazed doors to the rear garden.

- **Main and guest bedrooms with en-suite**
- **Attractive south facing rear garden**
- **Screened frontage with parking for 4 cars**
- **Double garage**
- **Brilliant open plan kitchen/breakfast/lounge**
- **Adaptable and versatile layout**
- **Four reception areas**
- **Under 10 minutes walk to station and amenities**

CG LIPHOOK

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

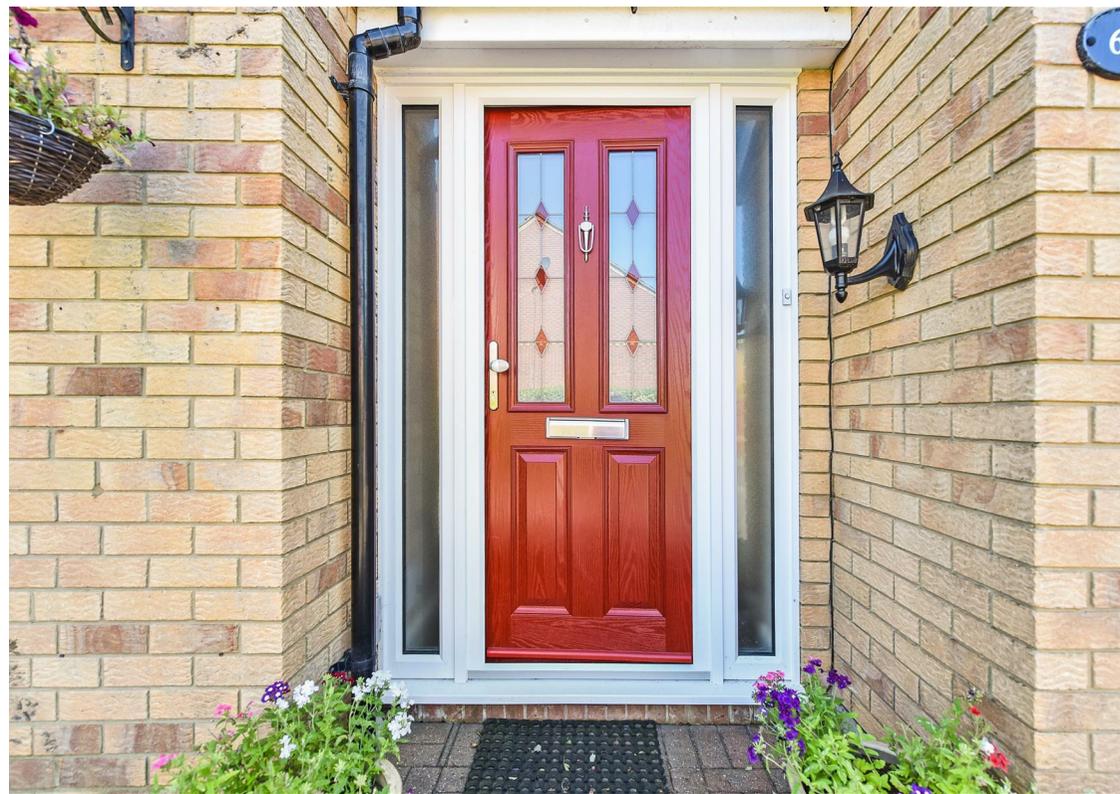
E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: East Hampshire District council EHDC Tax Band GG

Services: All mains services









SITUATION

St James' development consists of varying styles of homes which are all located within walking distance of the village shops, recreational amenities, educational facilities, and main line station. A particularly attractive feature of the development is the large Millennium Green at the entrance, which provides a lovely open space. Liphook itself provides a good range of facilities including Sainsburys supermarket, doctors and dentist surgeries and a library. There is a wide selection of pubs and eateries, and the recently opened Living Room Cinema. The main line station serves the Portsmouth to London Waterloo main line. The area has an excellent choice of state and private schools including Bohunt Academy, Highfield

School, and Churcher's College.

The village is surrounded by many acres of fine countryside, much of which lies within the South Downs National Park, or owned by National Trust.



DIRECTIONS

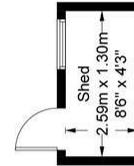
From our office in the centre of Liphook proceed in a southerly direction along the Midhurst Road. At the roundabout, head straight over into Ontario Way, proceeding until the T junction with Canada Way. Turn left and continue until the T junction with Huron Drive where the property will be found on the right.

20th September 2024

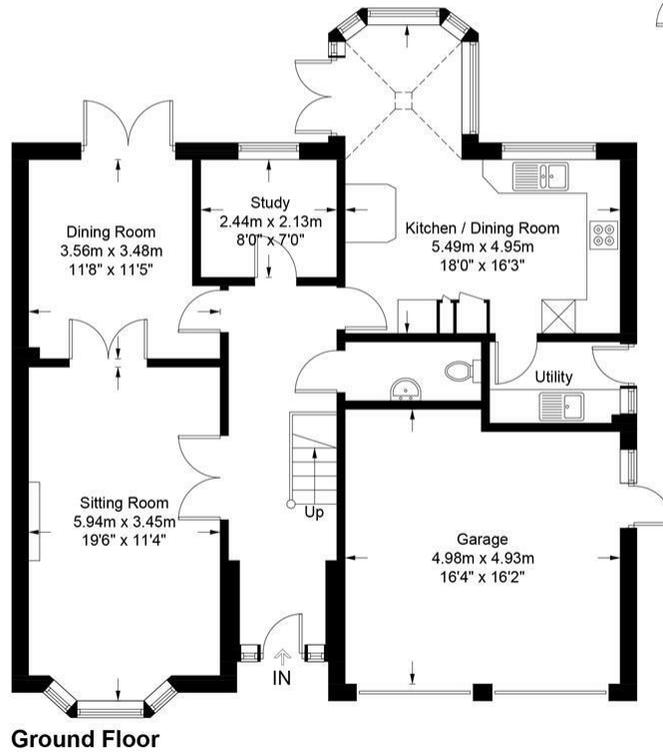
Liphook mainline station - 0.5 miles
 Liphook Town square - 0.5 miles
 Guildford - 18.2 miles
 Haslemere - 4.9 miles
 Farnham - 13.4 miles
 Petersfield - 10.7 miles
 Portsmouth - 27.6 miles
 London 49 Miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	70
(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 	

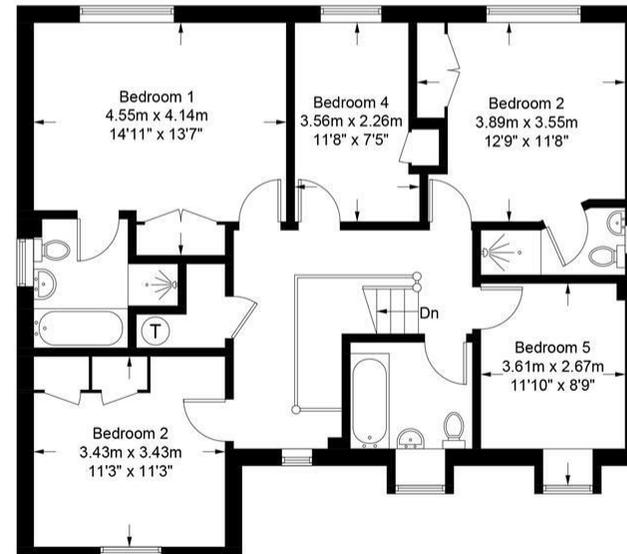
Approximate Gross Internal Area = 192.1 sq m / 2068 sq ft
 Shed = 3.4 sq m / 36 sq ft
 Total = 195.5 sq m / 2104 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1115154)
 Produced for Clarke Gammon

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

