



**3, Lark Rise, Liphook, Hampshire.
Price Guide £449,950 Freehold**

CLARKE  GAMMON

3 LARK RISE
LIPHOOK GU30 7QT

Price Guide £449,950

Vendors suited onwardly	Two bathrooms/en-suites
Outstanding quality finish	Open-plan kitchen and reception
Unrecognisable re-design	West facing garden
Three double Bedrooms	Garage and driveway



A truly rare find-a modern bungalow, deceptively designed and remodelled within offering convenient contemporary living.

THE PROPERTY

This property has been completely refurbished and re-designed for modern living whilst also being significantly enlarged and improved. Depending on one's preference, the bungalow now offers 3 bedrooms, or 2 bedrooms and 2 receptions. There is now a wonderful bedroom suite in situ on the newly created second floor which has been installed in the former loft space. This offers an incredibly generous amount of space where you will find a large bedroom area, two roofline windows, fitted wardrobes and a brilliant en-suite shower room, which also doubles as a laundry area. In its current guise the reception and kitchen area span the width of the rear of the property. There are centrally positioned double doors which lead out to the rear garden. The kitchen has light grey units with chrome furnishings and wooden worktop counters. Fitted appliances include an oven, hob fridge freezer and dishwasher. There are two bedrooms downstairs, both being suitable for double bedrooms, or if preferred, one could make an ideal second reception room. The ground floor main bathroom has been replaced to offer a pristine white suite which is complimented by beautiful tiles.



THE GROUNDS

A drop kerb leads to a driveway which can house two vehicles. There is still a degree of garden remaining which is mainly laid to a small area of grass and flower beds. The West facing garden has a good area of patio directly adjoining the property which is followed by a lawn and flower beds. There is a side gate, and a garage directly positioned behind the garden.

SITUATION

Liphook has amenities including a fantastic selection of pubs, eateries a coffee lounges. There is the Living Room cinema located just opposite Clarke Gammon in the centre of the village, a Co-op, a Post Office, a large Sainsbury's and a wide range of local and independent shops. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo There is also easy access to the A3.

Post Office – 0.4 miles

Liphook Centre – 0.6 miles

Station – 1.1 mile

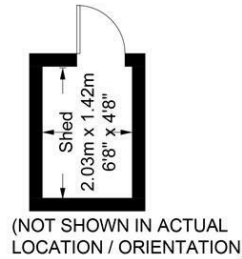
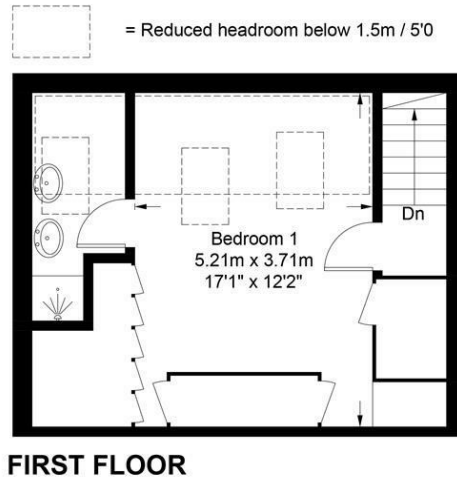
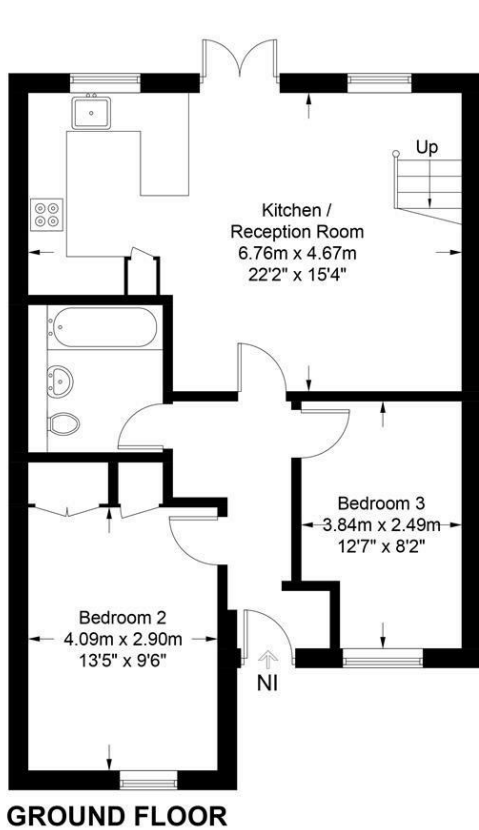
Haslemere – 4.6 miles

Guildford – 14 miles

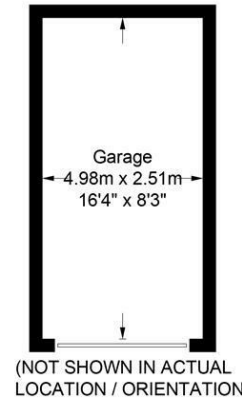
London Waterloo – In under an hour

Portsmouth Harbour – 28 miles

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft
 Garage / Shed = 15.4 sq m / 166 sq ft
 Total = 113.2 sq m / 1219 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

16th September 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	

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1119538)
 Produced for Clarke Gammon

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DIRECTIONS

From our offices in the square proceed away from the village on the Longmoor road and after passing Bohunt School on your left, turn right into The Avenue. After 200 yards turn left into Lark Rise where our property will be found immediately 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

