



The Oaks, 93 Headley Road, Liphook, Hampshire. GU30 7PS
£1,025,000 Freehold

CLARKE  GAMMON
1919

93 HEADLEY ROAD LIPHOOK HAMPSHIRE GU30 7PS

£1,025,000 Freehold

An established detached family house enjoying a high degree of privacy with enlargement potential tucked away in grounds of ½ an acre which back onto Loseley Farm nature reserve. The property is within walking distance of Liphook centre and the highly regarded infant and junior school and Bohunt academy.

The Oaks is tastefully presented and offers considerable potential for enlargement or conversion. The house offers a hall with cloakroom off, a large double aspect living room with open fireplace and patio doors leading onto the rear garden. The family room also overlooks the rear garden. There is an open plan kitchen/breakfast room/dining room which is an undoubted feature and has a range of shaker units incorporating Siemens appliances, American fridge freezer, island unit with granite worktop and a breakfast bar. There is a sizeable area suitable for dining and a useful utility room which gives access internally to the large double garage.

On the 1st floor there is a master bedroom with en-suite shower room and there are 3 further bedrooms and a family bathroom.

Externally there is a high degree of privacy. The driveway provides parking for 6 cars, and leads to a level lawn with 5 different varieties of small oak trees and established boundaries, this also leads to the double garage with electric up and over door and a dedicated washing facility for pets.

The front garden is 80ft x 65 ft. The rear garden is an undoubted feature and is founded in 2 areas, one of which is tucked away discreetly. Immediately adjoining the house is a full width and deep sun terrace, beyond which is the well tended lawn with numerous mature stocked flower borders. This area measures 154 ft x 65ft. The 2nd area of garden measures 85ft x 65ft and backs onto Loseley Park Nature Reserve. It offers a timber garden shed and greenhouse, there is a small orchard and various vegetable areas, a compost corner, 'wild flower area' and a large chicken run. The aspect is Westerly.

- Beautifully presented family home
- Spacious and flexible accommodation
- Hall and cloakroom
- Open plan kitchen/breakfast/dining room
- Living room & family room
- Master bedroom suite
- 3 Further bedrooms & family bathroom
- Attached double garage & parking for at least 6 cars
- Large and well maintained front and rear gardens
- Large tucked away second garden area

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 Tax Band G

Services: All mains services









SITUATION

The property occupies an established and convenient location with easy access to Liphook village centre with all the local facilities including the highly thought of Living Room Cinema, a range of well-regarded public houses, restaurants, cafeterias, Sainsburys supermarket, and a hardware store. Also nearby is Liphook mainline station offering fast and frequent trains to Waterloo in just over the hour. Also within easy access is the co-op store with a post office, the infant and junior school and Bohunt academy. The area as a whole is surrounded by open countryside, much of which is National Trust and there is also the South Downs National Park.

The access to the A3 is close by providing excellent communication to South coast and the M25 which leads to both Heathrow and Gatwick airports. There are many country walks at Iron Hill, Wheatsheaf Common, Chappell Common. There are excellent sporting facilities including Old Thorns Golf and Country Club, and Liphook Golf Club.




DIRECTIONS

From our office in the centre of Liphook proceed along the Headley Road for approximately .4 mile where the Oaks will be found on the left-hand side just prior to Tunbridge Crescent which is on the right.

1st October 2024

- Bohunt school - 0.5 mile**
- Mainline Station - 0.9 Mile**
- A3 junction – 0.7 mile**
- Petersfield – 8.8 miles**
- Guildford – 18 miles**
- Petersfield – 8.8 miles**
- London - 47 miles**
- Portsmouth – 28 miles**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		97	100
(81-91) B			
(69-80) C			
(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 	

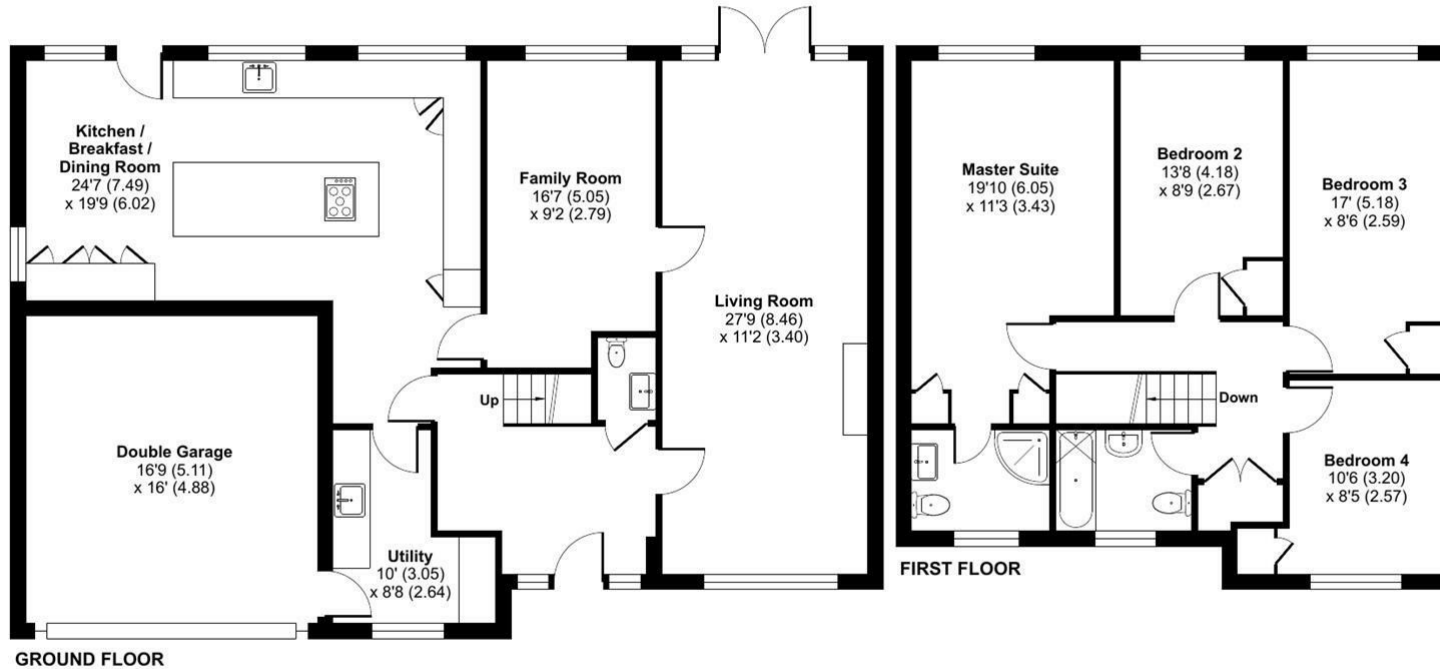
Headley Road, Liphook, GU30

Approximate Area = 1813 sq ft / 168.4 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 2077 sq ft / 192.9 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). © nchecon 2024. Produced for Clarke Gammon. REF: 1179542

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

