



**Hunters Chase, Liphook,  
Price Guide £625,000 Freehold**



**3 HUNTERS CHASE  
LIPHOOK GU30 7YA**

**Price Guide £625,000**

Brilliantly modernised

Larger than usual gardens

Replacement kitchen and large utility room

Newly fitted bathroom, en-suite and ground floor w/c

Addition of a sizeable conservatory/further reception area

Good driveway parking and garage

Excellent transport links nearby including A3 and Station

Walking distance of Bohunt School



**A four-bedroom family home, in a pleasant location which has been extensively modernised and improved by the current owners.**

**THE PROPERTY**

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## THE GROUNDS

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## SITUATION

Hunters Chase is brilliantly positioned for access to local schools, which are all within walking distance. Village amenities include many social clubs, four pubs, offering a mixture of great food, beer gardens and child friendly spaces, the brilliant Living Room Cinema, a choice of coffee shops, a Co-op with Post Office, a large Sainsbury's and a wide range of local, 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.

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Approximate Gross Internal Area = 161.1 sq m / 1734 sq ft  
(Including Garage)



Ground Floor  
First Floor  
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1128417)  
Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band F

**SERVICES**

Mains water, electricity, mains drainage  
gas central heating

2nd October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</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**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**

**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

