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

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3 HUNTERS CHASE LIPHOOK GU30 7YA

Price Guide £625,000

Larger than usual gardens utility room

ground floor w/c

Good driveway parking and garage Newly fitted bathroom, en-suite and 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 Type your text here









THE GROUNDS

Type your text here





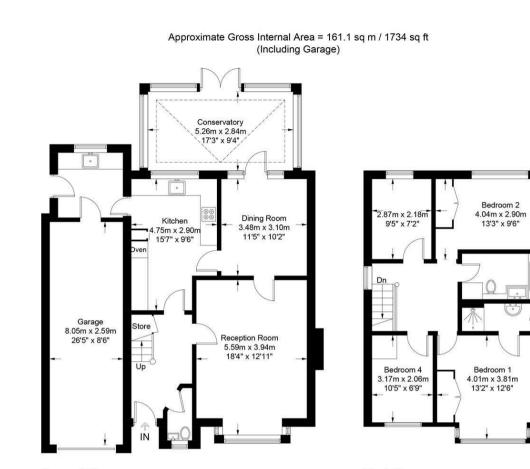
SITUATION

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



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

DIRECTIONS

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED T: 01428 728900 E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 HASLEMERE OFFICE LI T: 01428 664 800 T:

LIPHOOK OFFICE MAYFAIR OFFICE T: 01428 728 900 T: 0870 112 7099 AUCTION ROOMS T: 01483 223101



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) 🛕 83 В 72 (69-80) D (55-68)Ε (39-54) (21-38) G (1-20) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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.

