



**2 Longmoor Drive, Liphook, Hampshire**  
**Price Guide £665,000 Freehold**

CLARKE  GAMMON  
1919

2 LONGMOOR DRIVE  
LIPHOOK HAMPSHIRE GU30 7XA

Price Guide £665,000

Presented beautifully	Four Double Bedrooms
Fitted wardrobes to all bedrooms	Three bathrooms/en-suites
Modern kitchen/dining room	Southerly facing rear garden
Cul-de-sac location	Garage and driveway



### THE PROPERTY

**An impeccably presented detached home, occupying a cul-de-sac position located to the West of Liphook, on the doorstep of wonderful walks on Weavers Down.**

The recently replaced kitchen has a range of gloss coated units and attractive Neuro Luna worktops. There are several integrated appliances and a freestanding dual fuel RangeMaster with a 5 gas ring hob and 2 electric convection ovens. This great room has two large windows with a rear garden outlook as well as plenty of space to house a dining table. There is a wonderful sitting room, which fills with light on sunny days. An exceptionally attractive fireplace takes pride of place in this room. To each side of the fireplace are fitted cupboard and shelving displays, which blend sympathetically in to their surroundings. The sitting room extends perfectly out to the conservatory. Bi-fold doors offer separation from this room when required. The partially converted garage has options for a range of purposes. From here there is an internal door to the large single garage area. The rooms which complete this floor are, the family room, a utility room and a w/c. On the first-floor there are three well-proportioned and bright bedrooms, all with fitted wardrobes. There is also a study/or further small bedroom on this level. A staircase leads to the second floor which has been skilfully converted into a good size double bedroom. There are en-suites to two of the bedrooms, as well as the family bathroom.



## THE GROUNDS

The property sits proudly in its plot, giving a wider than usual garden and driveway. The southerly facing rear garden is well shielded with a mixture of well maintained natural screening, patio and a small area of lawn.

## SITUATION

Longmoor Drive is a pleasant cul-de-sac lying on the outskirts of Liphook within a short distance of Old Thorns golf course and The Deers Hut. Countryside is all around, with outstanding walking and cycling options literally on the doorstep. The centre of Liphook has a good range of shopping facilities including Sainsbury's supermarket. There is a wide choice of state and private schools within the area including Bohunt Academy. Liphook station is on the Waterloo/Portsmouth main line with a journey to London of just over 1 hour.

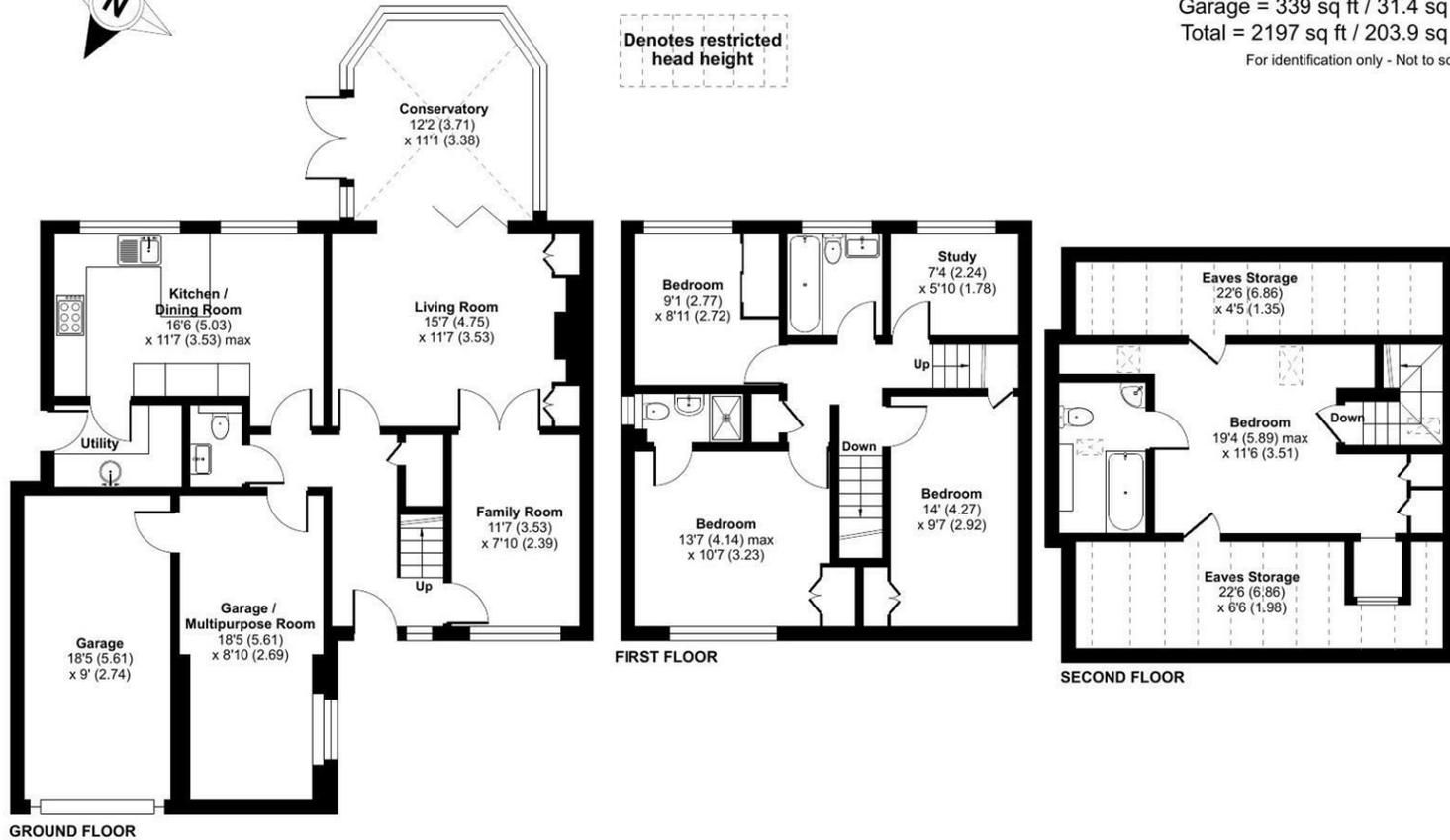
Guildford - 18 miles

Haslemere - 6 miles

Petersfield - 6 miles

London Heathrow - 39 miles

London Waterloo - 47 minutes by train



Denotes restricted head height

Approximate Area = 1600 sq ft / 148.6 sq m  
 Limited Use Area(s) = 258 sq ft / 23.9 sq m  
 Garage = 339 sq ft / 31.4 sq m  
 Total = 2197 sq ft / 203.9 sq m  
 For identification only - Not to scale

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band F

**SERVICES**

Mains water, electricity, mains drainage  
 gas central heating

17th January 2025

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>		
(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		
	67	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Clarke Gammon. REF: 1148122

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**DIRECTIONS**

From the centre of Liphook, head west along Longmoor Road for approximately 2 miles. After passing the Deers Hut on the left, continue along until the next left turn. Follow the road around to the right, until reaching Bircholt Road. Continue along Bircholt Road until the second right hand turn in to Longmoor Drive.

**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

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LIPHOOK OFFICE  
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