



London Road, Liphook  
Hampshire, GU30 7SG

CLARKE  GAMMON



# The Old Toll House

LONDON ROAD LIPHOOK HAMPSHIRE GU30 7SG

## Freehold

A truly unique opportunity to own this outstanding home which is steeped in historical intrigue and detail whilst presented to the highest standards of modern living. Clarke Gammon are delighted to offer to the market The Old Toll House, one of the areas oldest properties. With origins from the mid eighteenth century, this former Toll House has been enlarged and altered several times over the centuries. It now offers internal accommodation of just over 2200 sq ft. The property offers an enviable amount of accommodation, adopting a layout which has been carefully considered for modern day living whilst still being true to its origins.

Internally, there are four areas of reception, all offering their own individual theme. One can choose their preferred purposes of these rooms but in their current guise they consist of a sitting room, reception hall/reading room, a snug and a dining area. The dining area forms part of the overall kitchen and has an outstanding appearance which has been conceived in recent years and has arguably transformed the usage and versatility of the property. There is a brilliant array of kitchen cupboards and worksurfaces, as well as integral appliances including a twin oven, five ring gas hob, refrigerator and freezer and a full size wine cooler. There are bi-fold doors out to the large West facing terrace and an internal door to a utility room and cloakroom. Ascending via the authentic wooden staircase we reach the bedroom accommodation. With up to five bedrooms available, including a choice of primary suite. Both of these rooms enjoy beautifully installed en-suites. The remaining bedrooms are served by a wonderfully remodelled four-piece primary bathroom.

- One of the areas most historic homes
- 5 Bedrooms, including a choice of Primary
- Eyecatching kitchen and diner, brilliant for entertaining
- Lovely gardens on three sides of the property
- Brilliantly and sympathetically renovated
- 4 individual receptions incl 3 working fireplaces
- Amazing primary bathroom and 2 en-suites
- Gated access to driveway and garaging

### CG LIPHOOK

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Local Authority: EHDC. Council Tax Band F

Services: All main services

















## GROUNDS and SITUATION

Outside, the gardens and outside areas are located to either side of the house (East and West), with the rear garden area located on the Southerly side. The Western area of the garden has been transformed in recent years and now offers a substantial area to enjoy alfresco dining, relaxation and entertaining. Furthermore, there is an area for off road parking over a shingle driveway, with double gates and a garage and store. The Eastern garden is a touch lower in key and perhaps offers a more intimate setting. With an area of lawn, flower beds and a little pond, the area also is located next to the conservatory. The Southerly garden has an elevated lawn which spans across the rear boundary. Overall, the garden offers great privacy from its surroundings whilst the overall plot measures to 0.2 acre.

The Old Toll House is situated on the Northerly edge of Liphook, close to the acres of park

and woodland in Radford Park, and the beautiful village of Bramshott, yet under 1 mile from the village centre of Liphook. The property gives easy access to the A3, which connects to the south coast, London, including Gatwick and Heathrow airports. Liphook has a mainline station which connects to Waterloo in just over the hour. There are excellent facilities available including Sainsburys supermarket, local shops, The Living Room Cinema, cafes, restaurants, and highly desirable public houses. Liphook also offers considerable countryside including walks at Iron Hill, Wheatsheaf Common and Chappell Common. There are excellent sporting facilities including golf clubs at Old Thorns golf and Country Club and Liphook Golf Club. Horse racing and motor sport is easily accessible at Goodwood and sailing at Chichester yacht basin. There are excellent schools, both state and private including Bohunt Academy, Liphook junior school, Churcher's junior school and Highfield and Brookham.






## DIRECTIONS

From Liphook village centre take the London Road towards Bramshott and A3. Continue for approximately 0.5 miles until you reach a service road on the left hand side. Turn in and immediately turn right. The property will be found a short way up on the left-hand side.

22nd November 2024

**Bohunt School 0.8 miles**  
**Liphook mainline station- 1.0 mile**  
**Liphook square – 0.7 miles**  
**Guildford -17.0 miles**  
**Farnham (via A287) - 12.4 miles**  
**Haslemere - 5.0 miles**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Approximate Gross Internal Area = 205.0 sq m / 2207 sq ft  
 Outbuildings = 20.6 sq m / 222 sq ft  
 Total = 225.6 sq m / 2429 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1136317)  
 Produced for Clarke Gammon

**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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