



**27, Tunbridge Crescent, Liphook,  
Price Guide £575,000 Freehold**

27 TUNBRIDGE CRESCENT  
LIPHOOK GU30 7QH

Price Guide £575,000

Large Hall	2 Further bedrooms
Lounge/Dining room	Bathroom
Kitchen	Large garage & parking
Bedroom 3/ Study	Established and good-sized front garden
Conservatory	Large and private rear garden approximately 100 ft x 50ft



**An established and immaculately presented detached bungalow with flexible accommodation and large front and rear gardens.**

#### THE PROPERTY

The bungalow has been lovingly cared for over the years, and is immaculately presented and does offer scope for updating the kitchen and bathroom. There is a large reception hall, a sizeable lounge/dining room, and a good sized oak kitchen. The kitchen offers access to a side porch which gives access to the front and rear garden. The main bedroom is of good size and has a range of fitted wardrobe cupboards and a matching dressing unit. There is a further double bedroom, with built in wardrobes. Bedroom 3 is currently being used as a study and gives access beyond to the conservatory, which has views over the rear garden.



## THE GROUNDS

The property is approached via a herringbone brick driveway and pathways which give access to the bungalow and attached garage, which is above average in size. It has an up and over door at the front and the rear to enable a vehicle if required to be parked beyond the garage on an existing hard standing. Both gardens are well enclosed and private, and laid to lawn. The rear garden has sizeable vegetable gardens and a variety of fruit trees, there are established and well tended boundaries. The whole enjoys a high degree of privacy and measures approximately 100ft in depth and a width of 50ft.

## 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.

Bohunt School - 0.5 mile

Mainline Station - 0.9 mile

A3 Junction - 0.7 mile

Petersfield - 8.8 miles

Guildford - 18 miles

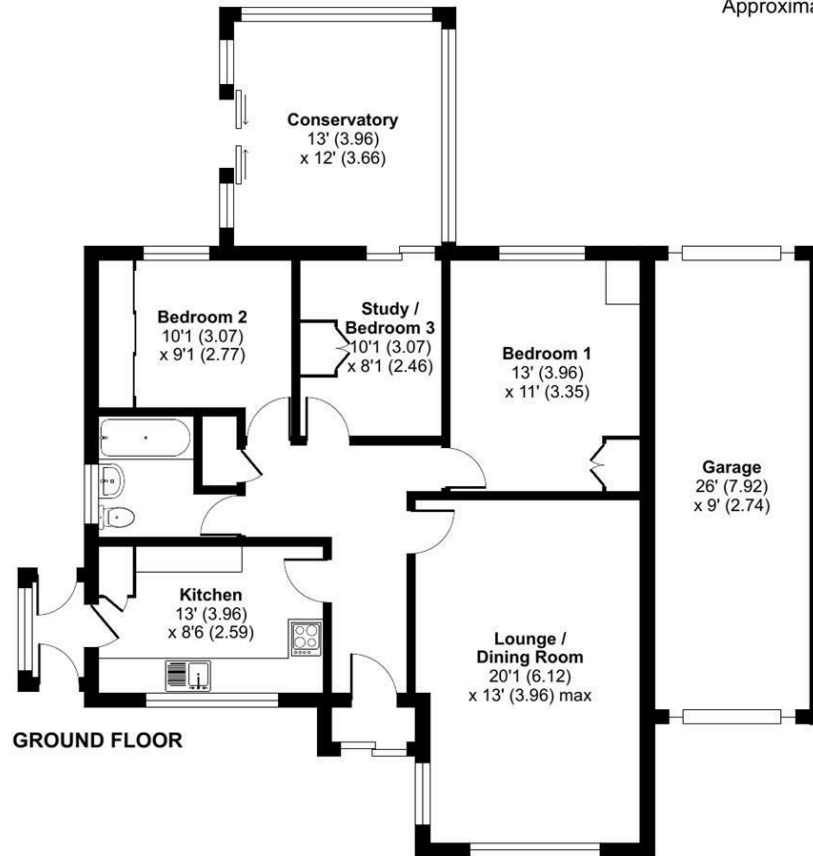
London - 47 miles

Portsmouth - 28 miles



## Tunbridge Crescent, Liphook, GU30

Approximate Area = 1092 sq ft / 101.4 sq m  
 Garage = 234 sq ft / 21.7 sq m  
 Total = 1326 sq ft / 123.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1196529

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX

Band E

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

18th 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>			<b>71</b>
(55-68) <b>D</b>		<b>56</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

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### DIRECTIONS

From our office in the centre of Liphook, proceed along the Headley Road approximately 1/2 mile looking to turn right into Tunbridge crescent where the bungalow No. 27 will be found shortly on the left hand side.

### 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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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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AUCTION ROOMS  
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