



Hill House Hill, Liphook,  
Hampshire GU30 7PX Freehold

CLARKE  GAMMON



## OAKDENE HOUSE HILL HOUSE HILL LIPHOOK GU30 7PX

Charming double frontage  
detached cottage

Glorious views over fields

Gated access and shingle  
driveway

Three Double bedrooms

Semi-rural outskirts of  
Liphook

Gardens in the region of 0.25  
acre

Plenty of potential to extend  
and alter (stpp)

Fireplaces in both reception  
rooms



**A beautiful, double fronted  
cottage of immense charm, in a  
semi-rural setting yet just over a  
mile away from Liphook village  
centre.**

### THE PROPERTY

This delightful detached character cottage is ideally located in a semi-rural setting between Liphook and Passfield, offering accommodation across two floors. The property welcomes you through a central hallway, leading to a charming sitting room with an open brick fireplace. The ground floor also features a generous dining room, which opens into a country-style kitchen with cream cabinetry and wooden worktops. There is a classically themed bathroom as well as a useful side porch/boot room. Upstairs, you'll find three double bedrooms, all offering picturesque views—with the larger two offering picturesque views over rolling countryside.





## THE GROUNDS

A five bar gate sits on the curtilage of the property. There is then a large gravel driveway providing ample parking. There is a further gate to the right hand side which provides side access to the rear garden. The garden is well-established, featuring a long lawn on one side and a shingle area to the other. We believe this may have been a vehicular driveway on a previous occasion. A patio area runs across part of the rear of the house, offering a lovely spot to relax. The garden enjoys a high degree of privacy and provides a fantastic outdoor space approaching 0.25 acres.

## SITUATION

Situated on the rural edge of Liphook, the property benefits from views over open farmland to the front. Liphook village centre is just 1.25 miles away, offering a wide range of shopping options and a mainline station with direct services to London Waterloo and Portsmouth. The area is well-served by both state and private schools, and there are excellent sporting facilities nearby, including golf courses at Liphook, Blackmoor, and Hindhead. Additionally, the surrounding countryside, much of which is owned by the National Trust, provides ample opportunities for outdoor pursuits.

Bohunt School 1 mile

Liphook station 1.2 miles

A3 access 1.1 miles

Guildford 18 miles

Central London 47 miles

Portsmouth 26 miles

Approximate Floor Area = 100.8 sq m / 1085 sq ft



#### LOCAL AUTHORITY

EHDC

#### COUNCIL TAX

Band D

#### SERVICES

TBC

14th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div>72</div> <div>84</div>
(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		
England & Wales		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

From Liphook centre take the Headley Road B3004. After 0.8 miles the road will sharply turn right and you will be heading towards the area know as Hill House Hill. Our house is the seventh property on the right hand side. It is perhaps best found by looking out for the post box.

#### 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

