



Yeomans Lane, Liphook
Hampshire, GU30 7PN.

CLARKE  GAMMON
1919

30 YEOMANS LANE LIPHOOK GU30 7PN

Immaculately presented
extended home

3 good size bedrooms

Generous eat in kitchen

Partially walled gardens and
garden studio

Great walking access to
schools

Open hallway, utility and
cloakroom

Living room with garden
access

Garage and parking



**An ideal home for a range of
buyers...whether you're looking
to be close to schools or have
access to great commuter links,
this excellent home could be the
one for you.**

THE PROPERTY

This brilliantly extended and adapted house offers an impressive blend of spacious living and contemporary style, complemented by front and rear private gardens that enhance the appeal. Constructed in the early 1980s, the home has been thoughtfully updated to maximize space and comfort.

The property welcomes you with a spacious entrance hall, cloakroom and utility. The kitchen has been totally modernised and has a bay window which comfortably allows space for a dining table. Off the kitchen is a fabulous second reception room, which could make a perfect family room, study or even an occasional bedroom. The generously sized principal reception area boasts access to the garden, creating a seamless connection to the sun terrace and the private rear garden. The partially walled rear gardens are a standout feature. With areas of patio, level artificial lawn and a garden studio. Upstairs, there are three well sized bedrooms, with the primary bedroom having large fitted double wardrobes. There is a stylishly refitted family bathroom.

This property combines thoughtful design, flexible living spaces, and beautiful gardens, making it an exceptional family home.



THE GROUNDS

The partially walled rear gardens are a standout feature. With areas of patio, level artificial lawn and a garden studio. Parking is readily available in the area. This property also benefits from a garage just around the corner in a nearby block.

SITUATION

The property is set in a development of similar houses and is ideally placed for the nearby and well regarded local schools. The award winning Bohunt Academy & sixth form college have an excellent Ofsted rating. The village itself provides a wide range of shopping and recreational facilities, which include a Sainsbury's superstore, numerous pubs, and restaurants and various sporting clubs. Liphook also has the recently opened Living Room cinema. The surrounding area is noted for its natural beauty, much of which lies within the South Downs National Park.

Liphook mainline station provides a direct rail service to London Waterloo, whilst the nearby A3 provides fast links to Guildford, the M25, and London to the North, Portsmouth, the M27 and the coast to the South.

GUILDFORD 18 miles

LONDON WATERLOO circa 1 hour, 5 minutes by train

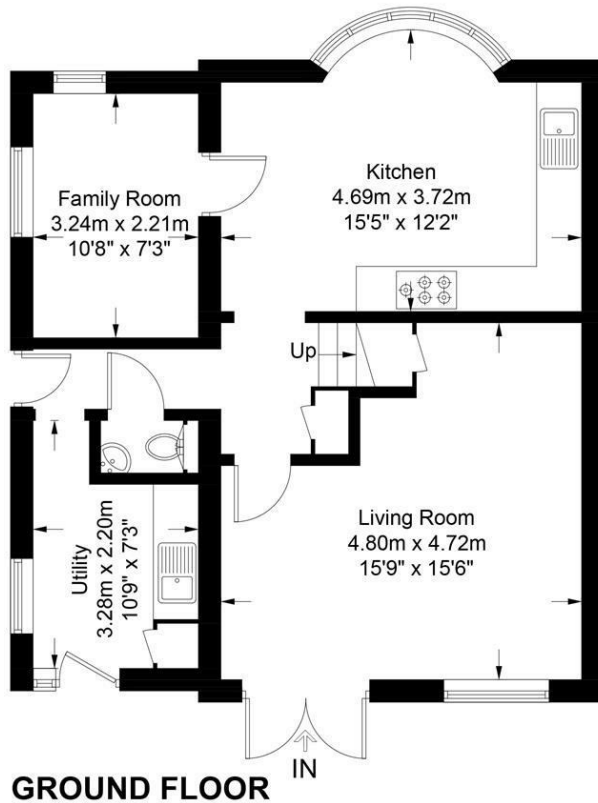
HASLLEMERE 4 miles

BOHUNT SCHOOL 8 minutes walk

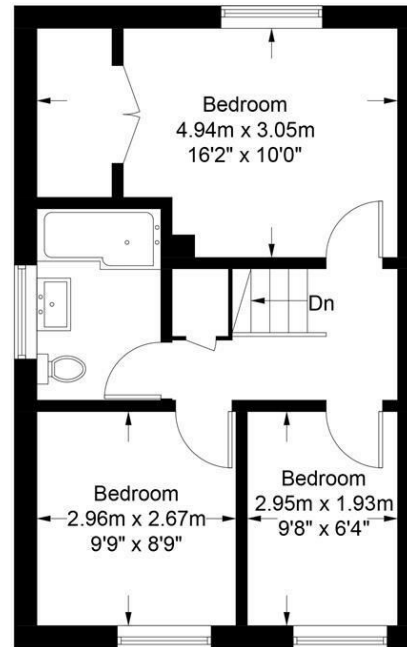
LIPHOOK STATION 16 minutes walk

A3 JUNCTION 3 minutes by car

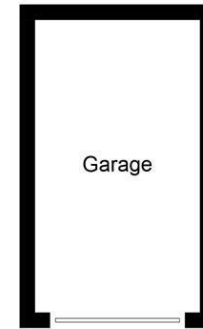
Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft
 Cabin = 6.2 sq m / 67 sq ft
 Total = 103.3 sq m / 1112 sq ft
 (Excluding Garage)



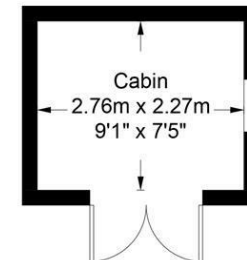
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1147957)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

27th March 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74 85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices in the square proceed away from the village on the Longmoor Road and after passing Bohunt School on your left, turn right into The Avenue. After 200m turn left into Yeomans Lane where the property will be found on the right-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

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

