



**Locke Road, Liphook  
Hampshire GU30 7DQ Freehold**

**13 LOCKE ROAD  
LIPHOOK HANTS GU30 7DQ**

Brilliantly extended detached home	On the edge of Radford Park
Walking distance to village, station, and schools	Over 1800 sq ft in overall size
Incredible primary reception room as well as two further receptions	Four double bedrooms
Primary bedroom with en-suite and dressing area	Well loved and crafted south facing garden



**A much loved and skillfully  
extended four-bedroom  
detached home, being sold for  
the first time in over 40 years.**

**THE PROPERTY**

This wonderful home is located in the pleasant locality of Locke Road and is a short distance from Liphook village centre and on the doorstep of the beautiful Radford Park. The has been lovingly maintained over the years and improved in many ways, most impressively the skilful way the house was extended to offer a brilliant open plan reception, an all year round conservatory as well as a study and utility room. The property is also extended upstairs and has a standout primary bedroom with a large en-suite /dressing room.



## THE GROUNDS

Outside, the house is approached over a brick paved driveway and pretty front garden with an area of lawn and attractive shrubbery. The South facing rear garden offers a mixture of landscaped areas including lawn, patio, decking, a greenhouse, established shrubbery bushes and flower beds. There is a pathway offering gated access between the back and front.

## SITUATION

The property is set in the popular Maltings development which is within level walking distance of Liphook village centre and also well-placed for the well regarded Bohunt School, Sixth Form and Liphook's mainline station. Close by is a footpath to Radford Park, a delightful natural area providing woodland and riverside walks. Liphook itself provides a good range of day-to-day amenities including a Sainsburys supermarket, doctors surgeries, a pharmacy, traditional bakers, a number of independent shops, cafes and restaurants and a recently opened cinema. For the motorist, the nearby A3 provides good links with Guildford, the M25, London and the coast. The surrounding area is noted for its natural beauty, much of which is within the South Downs National Park or owned by the National Trust.

Liphook Station-12 minutes' walk

Bohunt School-12 minutes' walk

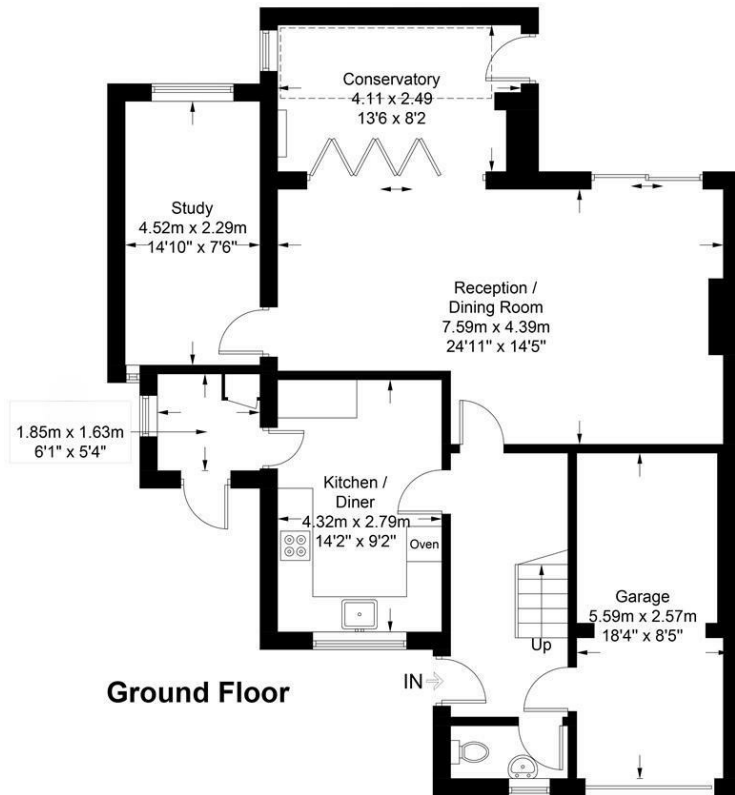
A3 junction at Griggs Green-1.8 miles

Guildford-18 miles

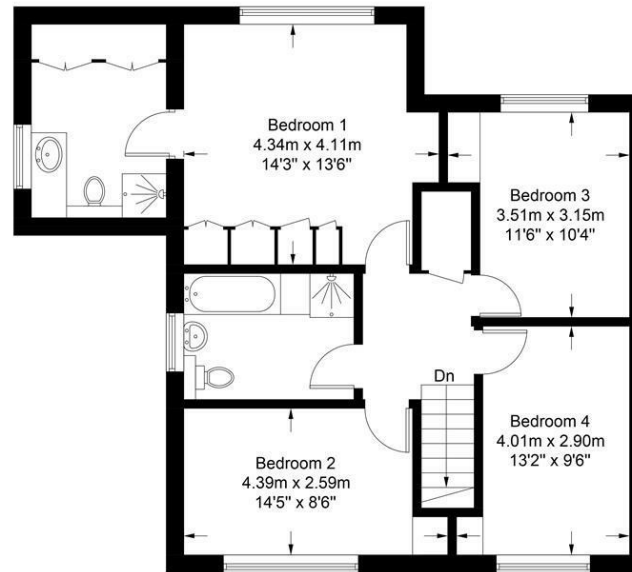
Haslemere-4 miles

London Heathrow-38 miles

Approximate Gross Internal Area = 168.3 sq m / 1811 sq ft



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1150757)  
Produced for Clarke Gammon

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX


Band E

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

24th March 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>	71	82
(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		
<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 out of the village along the Haslemere Road and after a short distance turn left into The Maltings, bear around to the right. Then, turn left in to Locke Road where our 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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