



**Victoria Way, Liphook  
Hampshire GU30 7NJ Freehold**

CLARKE  GAMMON  
1919



**46 VICTORIA WAY  
LIPHOOK GU30 7NJ**

Attractive mews setting

Large sitting room

Downstairs w/c

Low maintenance gardens

Two bedrooms

Conservatory

Car parking for two

Current vendor suited with  
new build



**A lovely two bedroom terraced  
cottage, offering well presented  
accommodation.**

**THE PROPERTY**

A lovely two bedroom terraced cottage, offering well presented accommodation which is located adjacent to Liphook village centre. The overall accommodation includes a large sitting room which has room to accommodate a small dining table. This room opens out to a conservatory. There is a generously fitted kitchen with attractive cupboards and surfaces. Upstairs are two bedrooms, which both have fitted wardrobes/cupboards. These rooms have use of a bathroom which has recently been altered to a shower room. Other noteworthy benefits are a gas heating system, a downstairs w/c, neutral décor throughout and modern floor coverings.





## THE GROUNDS

The house comes with an attractive low maintenance garden with many plants and shrubs intertwined around a patio and further paving. There is a rear garden gate and garden shed. Allocated parking is provided for two vehicles.

## SITUATION

Liphook has amenities including a fantastic selection of pubs, eateries a coffee lounges. There is the Living Room cinema located just opposite Clarke Gammon in the centre of the village, , a Co-op, a Post Office, a large Sainsbury's and a wide range of local and independent shops. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo There is also easy access to the A3.

Liphook village centre - 0.1 mile

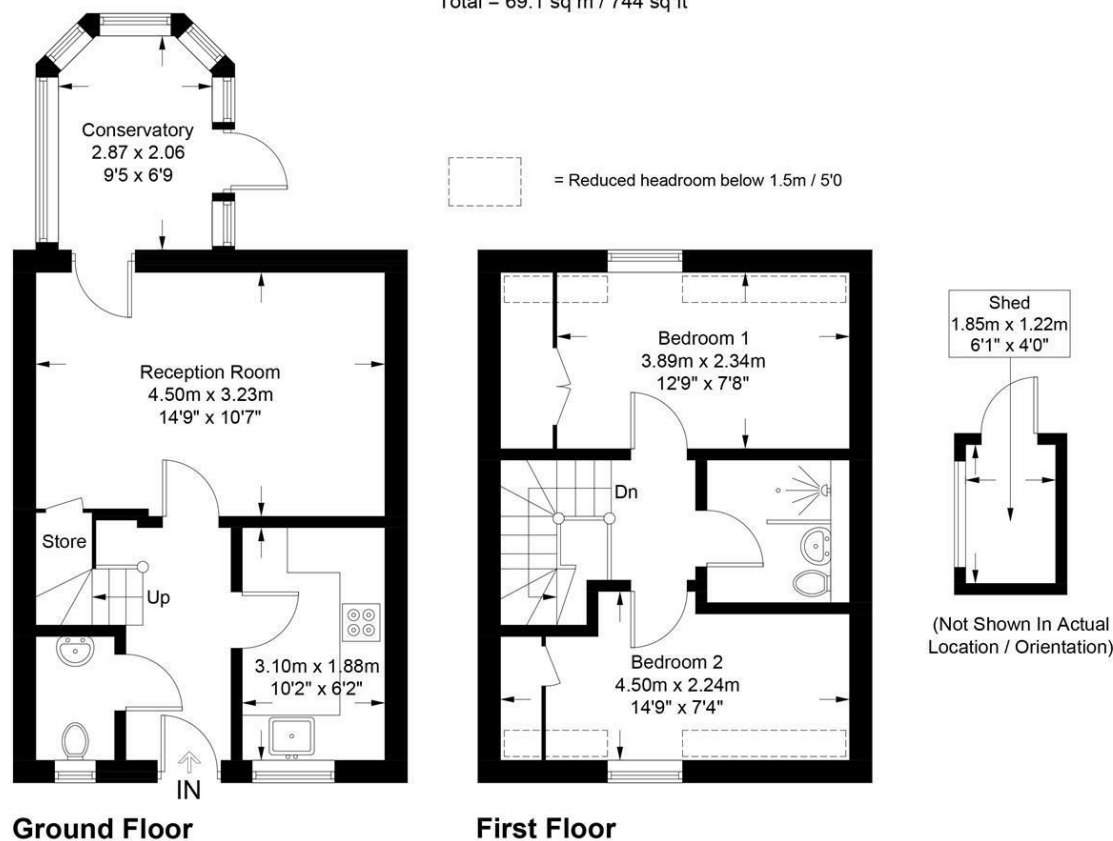
Bohunt school - 0.1 mile

Train station - 0.5 mile

Sainsbury's - 0.4 mile

A3 Junction - 0.9 mile

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft  
 Shed = 2.2 sq m / 24 sq ft  
 Total = 69.1 sq m / 744 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1157041)  
 Produced for Clarke Gammon

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band C

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

8th April 2025

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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 the village centre, head along Longmoor Road towards Bohunt School. The first residential turning on the left is Victoria Way. Head towards the end of the 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  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
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AUCTION ROOMS  
T: 01483 223101

**MAYFAIR**  
OFFICE GROUP

CLARKE **C·G** GAMMON  
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