



Ottawa Drive, Liphook,  
Price Guide £495,000 Freehold



6 OTTAWA DRIVE  
LIPHOOK GU30 7TR

Price Guide £495,000

Available to view soon

Rarely Available Detached  
House

Garage and Driveway  
adjoining property

Three Bedrooms/Two  
Bathrooms

Chain Free Sale

Superb Location in the  
Village Centre

Large Primary Reception

Good size Rear Garden



**A 3 bedroom modern detached  
house, right in the centre of  
Liphook village.**

#### THE PROPERTY

Coming soon - enquire now to discuss your forward booked viewing.

Being sold for the first time since new in 2002, is this detached three bedroom, two bathroom home, which is located in the no through road of Ottawa Drive, in the heart of Liphook Village.

A full range of photographs and more details will follow shortly.





## THE GROUNDS

There is great rear garden with this home. It is all enclosed by fencing as well as scattered natural screening. There is an area of patio and a good amount of lawn. There are small areas of front and side gardens as well. The parking is provided on the driveway to the left of the house, which in turn leads to the garage.

## SITUATION

St James Place is a popular development occupying a convenient position adjoining Liphook village centre. Just across the road from the property lies a Sainsburys supermarket, whilst other nearby facilities including doctors' surgeries, library, millennium hall, well regarded schools, and the mainline station are all within easy walking distance. For the motorist, the A3 which can be accessed in little over a mile, provides good links to both north and south bound. The surrounding countryside is noted for its natural beauty, much of which is owned by the National Trust or sits within the South Downs National Park and provides an abundance of open space and good walks.

Liphook Station - 0.3 miles

Bohunt School - 0.4 miles

Sainsburys - within 100 yards

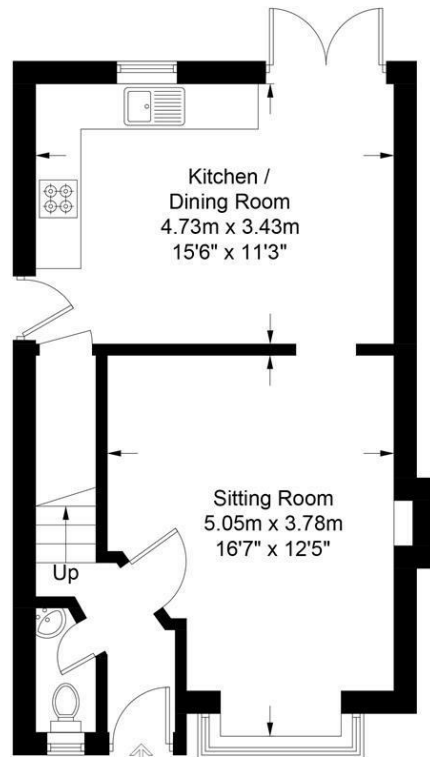
A3 Junction - 1 mile

Haslemere - 4 miles

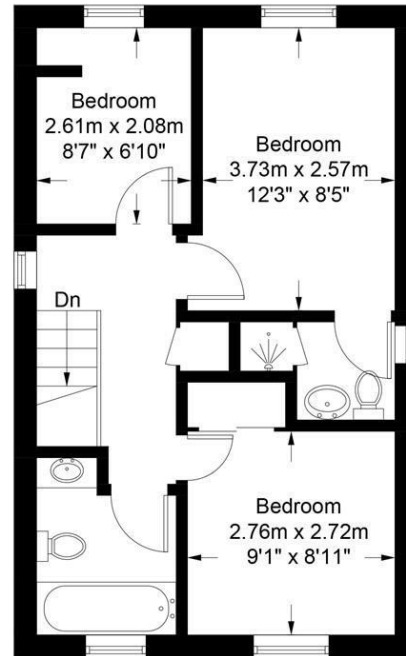
Guildford - 18 miles



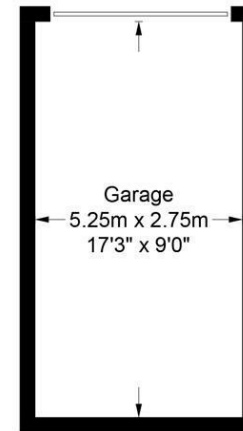
Approximate Gross Internal Area = 78.9 sq m / 849 sq ft  
 Garage = 14.4 sq m / 155 sq ft  
 Total = 93.3 sq m / 1004 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1166031)  
 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 offices on the Midhurst Road in Liphook, continue in a southerly direction along the Midhurst Road and at the roundabout by Sainsburys proceed straight over into Ontario Way and then left into Ottawa Drive.

#### 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  
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