



**Lowsley Farm Drive, Liphook
Hampshire GU30 7WN**

CLARKE  GAMMON

**6 LOWSLEY FARM DRIVE
LIPHOOK GU30 7WN**

Modern semi-detached house	Primary bedroom with en-suite
Allocated side by side parking for two	Level southerly facing garden for two
Quality garden studio	Kitchen opening out to garden
Easy reach of village centre and schools	Oak Park development



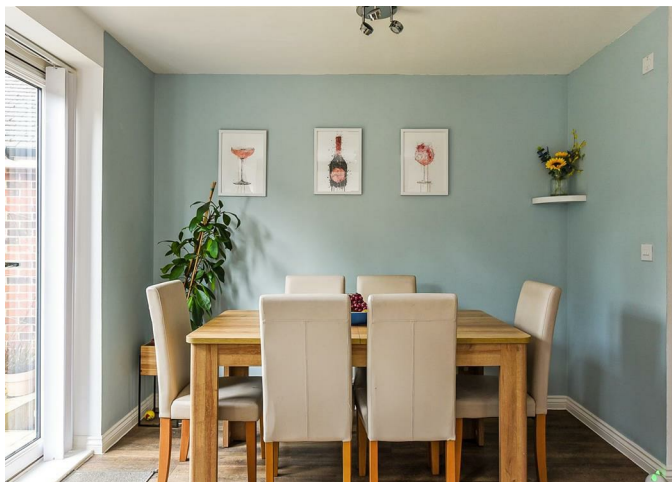
This attractive three-bedroom semi-detached home, built in 2019, is situated on the edge of Liphook village in the popular Oak Park development.

THE PROPERTY

The property offers a well-designed layout, and benefits from looking out to a green open space at the front and a rear garden which is not overlooked, a rarity on modern developments.

Inside, there is a good size front-facing living room which also leads into a spacious kitchen/dining room with double doors opening to the rear garden. The kitchen is equipped with sleek, gloss-finish units, chrome cooking appliances, and an integrated fridge freezer. Additionally, there's a convenient downstairs W.C. and an under-stairs cupboard.

The first floor comprises a principal bedroom with an en-suite shower room, two further good-sized bedrooms, and a family bathroom.



THE GROUNDS

Outside, the south-easterly facing rear garden is enclosed by a mix of walls and fencing, with areas of patio and lawn. The garden is well screened from neighbouring properties and benefits from not being overlooked. A side gate provides external access. A standout feature of the garden is the beautiful garden cabin, built just two years ago. This versatile space could serve various purposes, such as a home office, gym, or playroom. The property also benefits from two allocated parking bays.

SITUATION

Set within the Oak Park development, the property is conveniently located between Liphook village centre and the Griggs Green area. Liphook itself is within walking distance and offers excellent amenities, including schools for all ages, local and national shops such as Sainsbury's, a cinema, and a mainline railway station. The area also boasts a variety of recreational facilities, fine pubs, restaurants, and the nearby Old Thorns Country Club & Hotel, which features a renowned golf course and spa. Additionally, there's a fantastic network of footpaths and walking routes, including the Shipwrights Way and Weavers Down. Liphook's surrounding natural beauty, much of which lies within the South Downs National Park or is owned by the National Trust, makes it a perfect location for nature enthusiasts.

BOHUNT SCHOOL - 0.4 miles

VILLAGE CENTRE - 0.6 miles

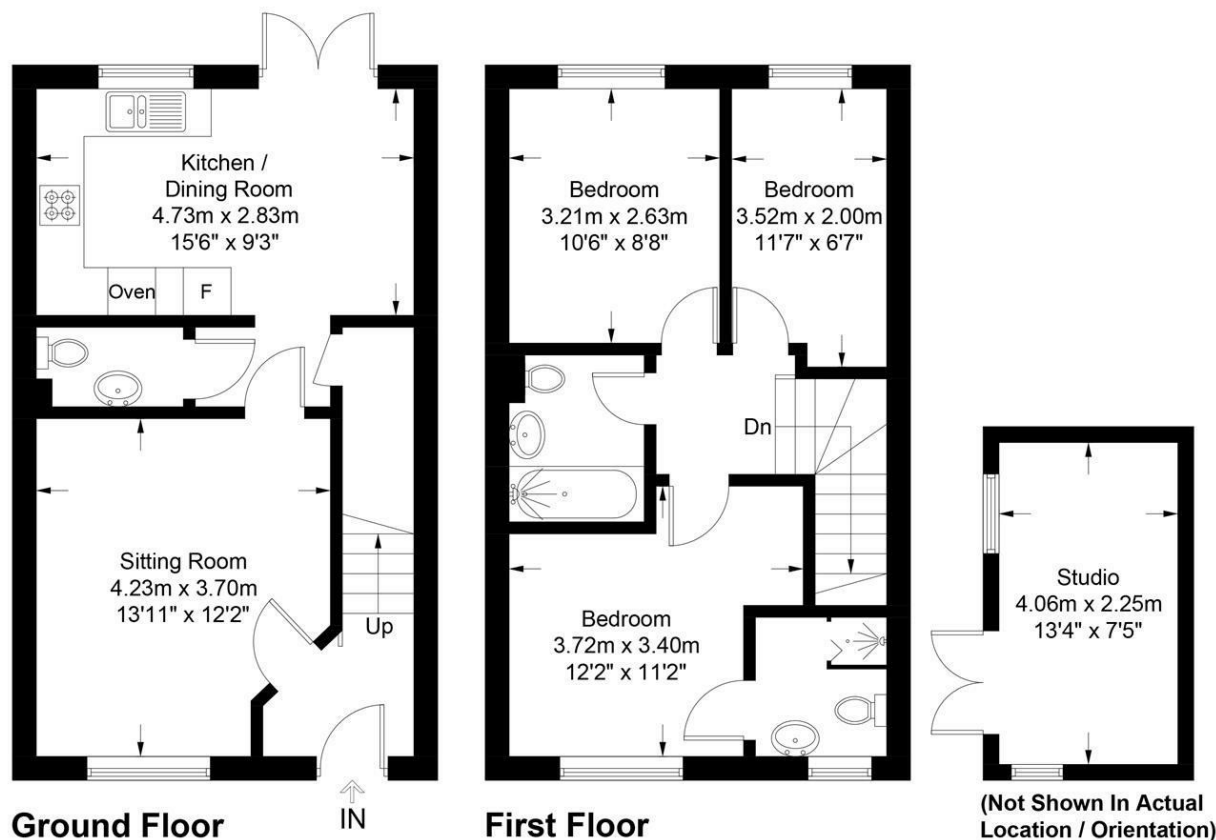
LONDON WATERLOO - just over an hour by train

GODALMING - 12 miles

HASELMERE - 4 miles

GUILDFORD - 18 miles

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft
 Studio = 9.1 sq m / 98 sq ft
 Total = 89.2 sq m / 960 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1178972)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

30th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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 Liphook, proceed along the Longmoor Road passing Bohunt School on the left and at the roundabout turn right into Lowsley Farm Drive where the property will be found on the right.

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

