

Huron Drive, Liphook, Hampshire GU30 7TZ Freehold.



# 12 HURON DRIVE LIPHOOK HAMPSHIRE GU30 7TZ

Excellent value for monev

Approaching 1800 sq of internal accommodation

Six bedroom, four

Open plan kitchen dining room with doors to rear

garder

Southerly Facing rear garden

Easy walk to the shops, school and station

Close to village centre

Double garage and driveway





A well-presented detached family home with spacious rooms set over three floors, close to the heart of Liphook village centre and station as well as providing easy access to the A3, all local schools and amenities.

## THE PROPERTY

This detached home has a modern kitchen, with an abundance of cupboards and surfaces. The room extends into a dining area which has doors out to the garden. The main reception area consists of a classically themed sitting room, with a feature fireplace and doors into the kitchen/dining room. Elsewhere on this level there is a small study, a utility room and a cloakroom.

The first and second floors offer an outstanding offering of bedrooms and bathrooms. The first floor has four bedrooms, three doubles and a single and a single room. There are two bathrooms on the first floor. The second floor has two very large bedrooms which both enjoy use of a shower room.











## THE GROUNDS

Once outside, the property is approached by a few steps before reaching an attractive front door. There is a double width driveway, which sits in front of the detached garage. The rear garden enjoys a good degree of privacy as well as a pleasant southerly aspect. The patio has ben enlarged to easily house areas for outside dining and entertaining. There are several large shrubbery bushes, flower beds and a pleasant area of lawn.

## **SITUATION**

Huron Drive is part of the sought-after St James's Place development, which features the millennium green open space and easy access to local amenities, including a Sainsbury's supermarket. The mainline station is just a short walk away, offering fast and frequent trains to Waterloo in just over an hour. Nearby, you'll find beautiful countryside perfect for walking, with Iron Hill, Wheatsheaf Common, and Chappell Common all within reach. The village centre recently welcomed a popular living room cinema and boasts a variety of shops, cafes, and well-regarded pubs. The area is known for its excellent educational options, including outstanding infant and junior schools, as well as the highly rated Bohunt Academy. Established private schools, such as Churcher's College and Highfield and Bookham, are also conveniently accessible. For sports enthusiasts, the area offers a range of facilities, including junior and senior football, cricket, Liphook Bowls Club, and golf at both Liphook Golf Course and Old Thorns Golf and Country Club.

LIPHOOK STATION 0.4 miles

**BOHUNT SCHOOL 0.4 miles** 

**GUILDFORD 18 miles** 

LONDON WATERLOO around 60 minutes by train

**GODALMING 13 miles** 

**HASELMERE 4 miles** 

### Approximate Gross Internal Area = 167.6 sg m / 1804 sg ft Double Garage / Studio = 40.6 sq m / 437 sq ft Total = 208.2 sq m / 2241 sq ft





LOCAL AUTHORITY

EHDC

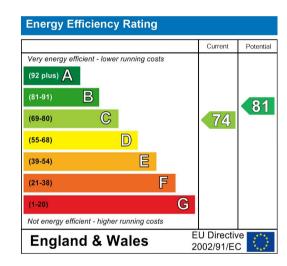
**COUNCIL TAX** 

Band G

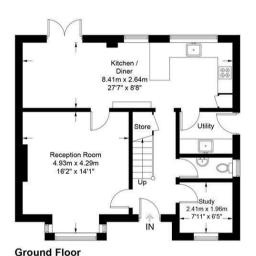
#### **SERVICES**

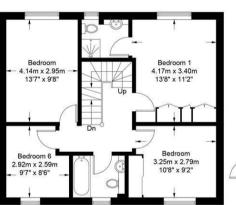
Mains water, electricity, mains drainage gas central heating

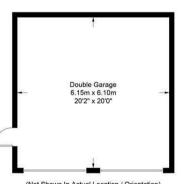
### 2nd October 2025











(Not Shown In Actual Location / Orientation)

Studio .83m x 1.63m 6'0" x 5'4"

(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1191720) Produced for Clarke Gammon

#### **CG LIPHOOK OFFICE**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED T: 01428 728900 E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

#### **DIRECTIONS**

First Floor

Second Floor

From our office in the centre of Liphook, proceed along the Midhurst Road and pass Sainsburys on your left hand side. At the roundabout proceed straight over into Ontario Way, which will ultimately lead to Huron 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.

