



**33 Rudgard Way, Liphook,
Hampshire GU30 7GW. Freehold**

CLARKE  GAMMON

**33 RUDGARD WAY
LIPHOOK GU30 7GW**

| | |
|---|------------------------------|
| No onward chain | South Westerly rear aspect |
| Outstanding rear and side gardens | Adjoining countryside |
| Under 10 years old, with balance of guarantee | Garage and driveway parking |
| Wooden flooring and tiles to ground floor | Fitted appliances in kitchen |



Occupying one of the most enviable positions on the Silent Garden development is this modern semi-detached house, tucked away in a small enclave of Rudgard Way and adjoining the South Downs National Park.

THE PROPERTY

Being sold for the first time since new, our clients specifically this house over all others, because of its favourable position, and the extraordinarily large south westerly facing garden. Completed in 2018 by Cove Homes, this attractive home is as follows:

The hall is a good size with a coats cupboard and cloakroom. The sitting room is beyond, it is spacious and has a good size and shape. There is attractive wood flooring and patio doors lead to the garden. The kitchen/dining room is an undoubted feature and is comprehensively fitted. Integrated appliances include an oven, hob and extractor, tall fridge/freezer and a dishwasher. A dining area is in the bay window. Upstairs, the primary bedroom has fitted wardrobes and an en-suite shower room, bedroom two is of a good size and has wonderful views over the gardens and adjoining fields, bedroom three is at the front of the property and the family bathroom is tastefully presented.



THE GROUNDS

There is a small area of front garden as well as allocated parking which sits in front of the garage. The rear gardens were thoroughly enjoyed by the young family through their tenure. The garden is approximately three times larger than many neighbouring houses, all the while enjoying a tree lined view across the fields. Our clients developed a brilliant undercover bbq area. It sits on the Western side of the house, perfect for outside dining on summer evenings.

SITUATION

Silent Garden is within easy walking distance of Liphook's village square, mainline station, well-regarded schools, and the Living Room Cinema. The village itself provides a wide range of amenities which cater for most day-to-day needs including a Sainsbury's superstore, whilst the mainline station offers services on the London Waterloo to Portsmouth line. The nearby Bohunt Academy has an outstanding Ofsted rating as well as an adjoining sixth form college. Liphook also boasts a good range of leisure facilities including pubs and restaurants.

Village Centre - 0.3 miles

Bohunt School - 0.3 miles

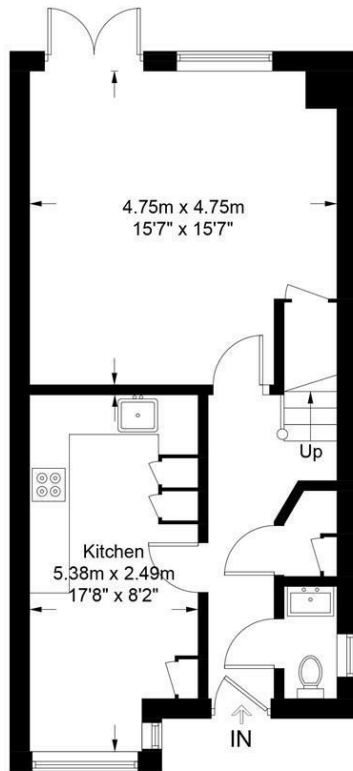
Station - 0.4 miles

Haslemere - 4.2 miles

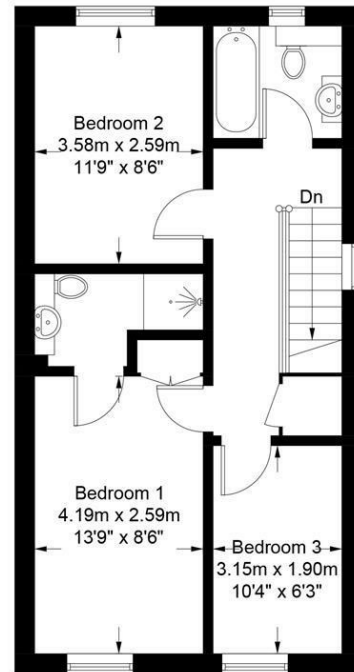
Guildford - 18.1 miles

London Waterloo - Just over 1 hour by train

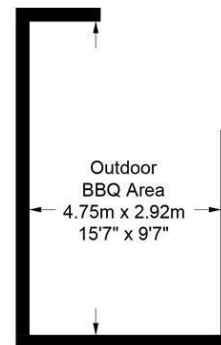
Approximate Gross Internal Area = 90.1 sq m / 970 sq ft
(Excluding Garage / Outdoor BBQ Area)



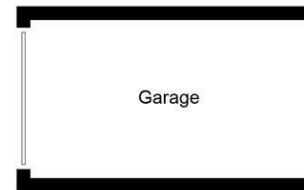
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1191717)
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 | | 96 |
| (81-91) B | 85 | |
| (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

Proceed out of Liphook, along the Portsmouth Road, and after approximately 300 yards turn right in to The Firs. Follow the road round and Silent Garden is on the left-hand side. As you go in to Silent Garden follow the road round to the left and about half way down you will find the property on the left.

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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