



Haslemere Road, Liphook,  
Hampshire GU30 7BU. Freehold.

CLARKE  GAMMON  
1919



## 114 HASLEMERE ROAD LIPHOOK GU30 7BU

Vendors suited with no chain purchase

Interlinking kitchen and dining room with garden views

Four well-sized bedrooms

Southerly facing rear garden with artificial lawn

Spacious double-aspect living room

Utility room and updated cloakroom

Modern family bathroom with double shower

Garage and generous driveway



## A Well-Screened Family Home in Desirable Haslemere Road, Liphook.

### THE PROPERTY

Located just under half a mile from Liphook village centre, a well-presented detached home sitting in a prime and desirable setting. The property is beautifully screened from neighbouring homes, offering privacy while remaining conveniently close to local amenities and the mainline station. Set over two floors, the accommodation is spacious, light-filled, and full of personality. Tastefully decorated throughout, each room brings its own unique charm. The generous double-aspect living room is a standout feature, complete with a striking fireplace that creates a warm and inviting atmosphere. The well-equipped kitchen connects seamlessly to the dining area, forming a practical and sociable layout. With ample worktop and cupboard space, integrated appliances, and views over the garden, the kitchen is both stylish and functional. The dining area is of a good size and opens directly onto the rear garden via French doors, perfect for entertaining or everyday family living. On the ground floor, there is also a utility area providing access to the garage, as well as a recently updated cloakroom. Upstairs, a feature turning staircase with a tall window leads to four well-proportioned bedrooms. Three of the bedrooms benefit from built-in or fitted storage, while the modern family bathroom includes a spacious double shower.





## THE GROUNDS

Outside, the block-paved driveway offers ample parking and leads to a garage with an automated door. Both the front and rear gardens are bordered by mature planting, including tall shrubs and medium-sized trees, enhancing the sense of seclusion. The rear garden features an artificial lawn for year-round ease and enjoyment, edged with attractive retaining sleepers that complement the garden's aesthetics.

## SITUATION

The house occupies an established and desirable position on the outskirts of Liphook village centre which is within an easy walk, as is the mainline station which offers fast and frequent trains to Waterloo in just over an hour. The village has an excellent range of facilities, which include a Sainsbury's supermarket, doctor's surgeries, library, local shops, the Living Room cinema and a variety of restaurants and pubs. There is also a good selection of both state and private schools in the area, with both the outstanding rated Bohunt Academy and the highly-regarded Liphook infants and junior schools, both being within walking distance. The village also has a good range of recreational facilities and open spaces with the recreation ground and Radford Park both being nearby. For the commuter, the nearby A3 provides excellent trunk road links to Guildford, the M25 and London to the north, Portsmouth, Southampton the M27 and the coast to the south.

Liphook railway station - 0.4 miles

Liphook Town Centre - 0.5 miles

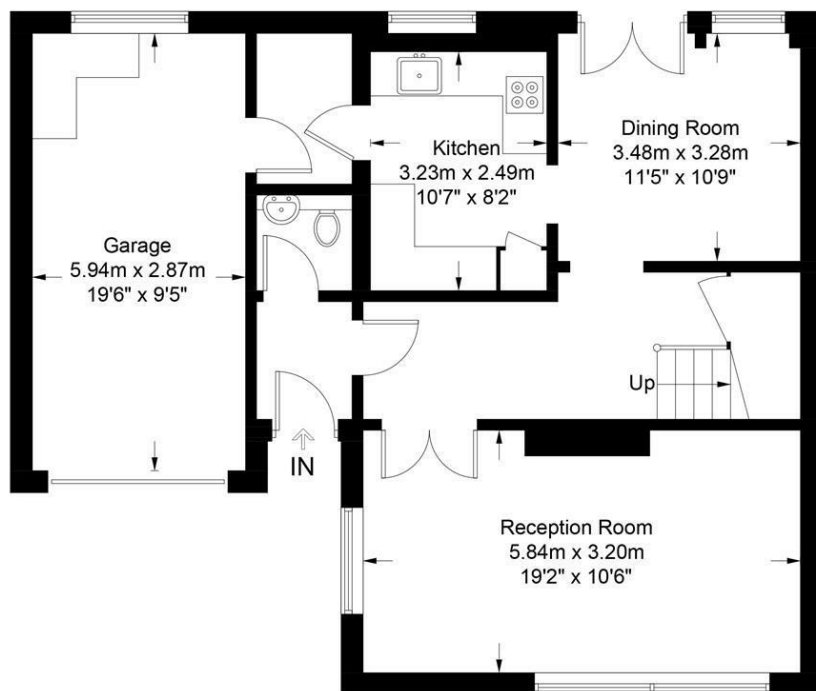
A3 Junction - 1.1 miles

Haslemere - 4.1 miles

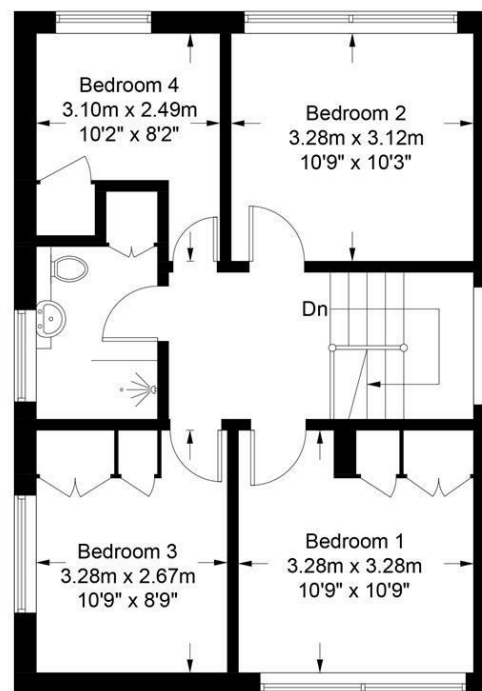
Guildford - 18.8 miles

London Heathrow - 38.8 miles

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft  
(Including Garage)



**GROUND FLOOR**



**FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1198600)  
Produced for Clarke Gammon

#### LOCAL AUTHORITY

EHDC

#### COUNCIL TAX

Band E

#### SERVICES

Mains water, electricity, mains drainage  
gas central heating

7th May 2025

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

**82**

**68**

#### CG LIPHOOK OFFICE

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#### DIRECTIONS

From the centre of Liphook village, take Haslemere Road and continue for approximately 0.4 miles. Our property is on the right hand side, just after Hazelbank Close.

#### 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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