



**Bircholt Road, Liphook,  
Hampshire GU30 7PQ Freehold.**

CLARKE  GAMMON  
1919



## 31 BIRCHOLT ROAD LIPHOOK GU30 7PQ

Impressive double fronted detached home

New kitchen and bathrooms fitted during vendors ownership

Four/five bedrooms, two bathrooms

Driveway parking and double tandem garage

Vendors suited with onward property

Gorgeous garden benefiting from South Westerly aspect

Primary bedroom with en-suite shower room and fitted wardrobes

On the doorstep of beautiful countryside, the Deers Hut pub and Old Thorns Golf Club



## An Exceptionally Improved Detached Family Home in a Sought-After Liphook Location.

### THE PROPERTY

This beautifully enhanced detached family home offers bright, spacious living throughout, complemented by a stunning garden, ample driveway parking, and a tandem double garage. Situated in a well-presented and highly desirable enclave on Bircholt Road, Liphook, this property presents an ideal setting for modern family life.

**Ground Floor:** The ground floor boasts a generous triple-aspect kitchen/dining room, fitted with a stylish range of units and featuring a large central island/breakfast bar with integrated appliances. The elegant living/dining room benefits from a bay window and a centrally located fireplace, creating a welcoming atmosphere. These rooms flow seamlessly into a high-quality garden room, which opens directly onto the rear garden via double doors.

**First & Second Floors:** Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious principal bedroom. The second floor hosts a large fourth bedroom, along with a separate study—this flexible space could be easily adapted into a fifth bedroom with minor alterations.





## THE GROUNDS

Outside: There is a naturally screened front garden, with a pathway approaching the front door. The attractive rear garden offers a level lawn, flower and shrubbery borders and a large garden shed. The garden offers great privacy from its surroundings and enjoys a South Westerly aspect. Parking is provided on the driveway and in the double, tandem garage.

## SITUATION

Set in a popular residential cul-de-sac in the Griggs Green area of Liphook, Bircholt Road borders the prestigious Old Thorns Country Club and Golf Course. Local highlights include the renowned Deers Hut pub and access to scenic walking routes such as The Shipwrights Way and Weavers Down. The A3 is conveniently accessible at Griggs Green, while Liphook village—just over a mile away—offers a variety of amenities including a Sainsbury's Superstore, schools for all ages, and a mainline railway station. The surrounding countryside, much of which is part of the South Downs National Park or protected by the National Trust, is celebrated for its outstanding natural beauty.

The Deers Hut and Old Thorns -5 minutes walk

Liphook village centre - 1.5 miles

Guildford - 18 miles

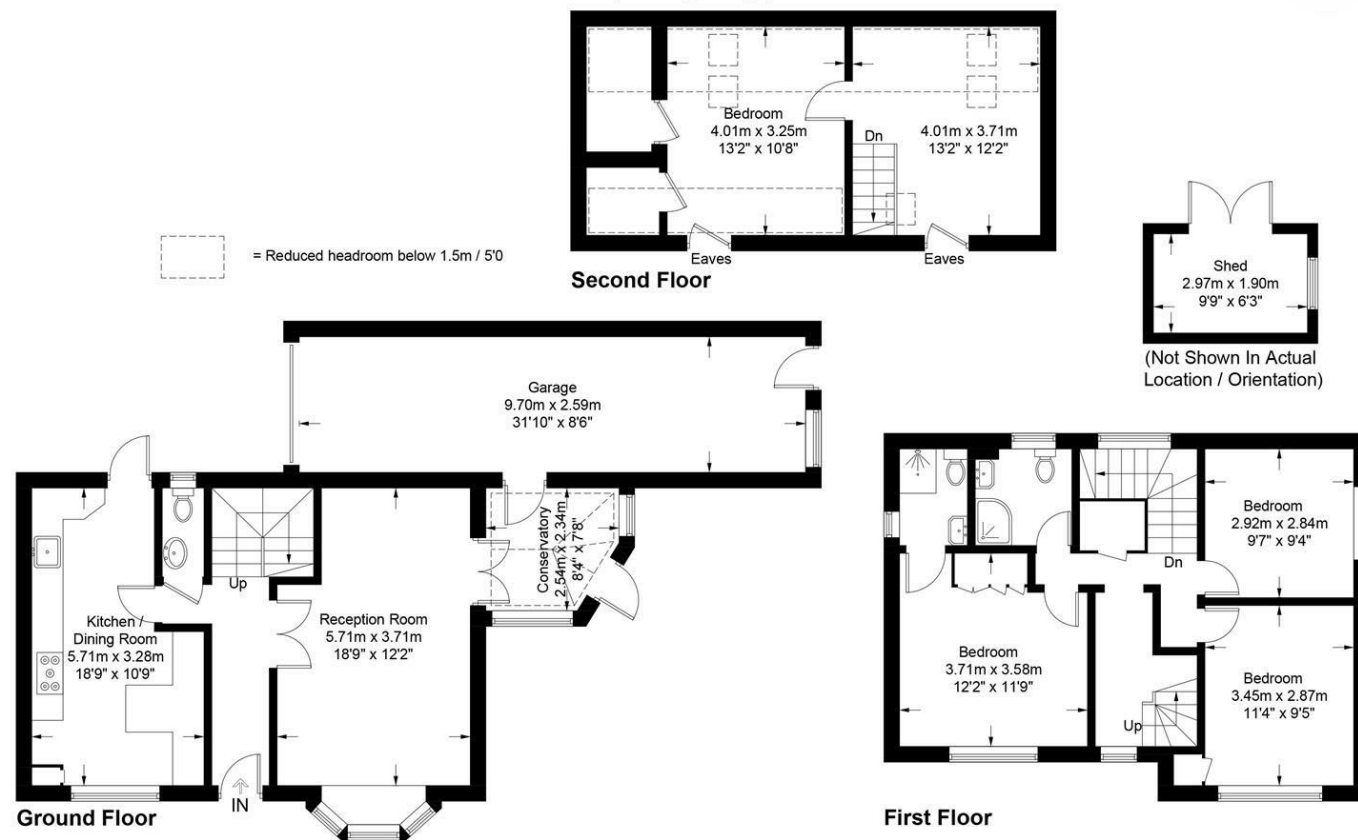
Haslemere - 6 miles

Petersfield - 6 miles

London Heathrow -39 miles

London Waterloo - around 1 hour

Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft  
 Shed = 5.6 sq m / 60 sq ft  
 Total = 174.4 sq m / 1877 sq ft  
 (Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1205339)  
 Produced for Clarke Gammon

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

22nd 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

## 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.

## CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

From the centre of Liphook, head west along Longmoor Road for approximately 2 miles. After passing the Deer's Hut on the left, continue along until the next left turn. Follow the road around to the right, until reaching Bircholt Road. Continue along Bircholt Road where our property will be a short way along on the left hand side.

## 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

