



Mill Vale Meadows, Milland,
Liphook, Hampshire GU30 7LZ

CLARKE  GAMMON

**17 MILL VALE MEADOWS
LIPHOOK HAMPSHIRE GU30 7LZ**

Freehold

Vendors suited with chain
free onward purchase

In heart of Milland village

Glorious gardens, rear
garden bordering meadows

Skilfully extended and
tastefully decorated
throughout

Rarely available detached
bungalow

Garage and driveway

Kitchen and both bathrooms
recently replaced

The Rising Sun Pub 5 mins
walk and Hollycombe school
10 mins walk



**A splendid bungalow which has
been much improved and
extended. to offer quality of a
great standard.**

THE PROPERTY

This attractive bungalow is positioned on a mature and private road in the heart of the desirable village of Milland. Upon entry, a generous reception hall welcomes you, complete with an airing cupboard and doors to all principal rooms. The spacious L-shaped sitting/dining room benefits from a dual aspect, allowing in plenty of natural light. The sitting area features an open fireplace, creating a cosy atmosphere, while the dining area flows seamlessly into the kitchen. Overlooking the rear garden, the kitchen is fitted with a matching range of wall and base units, extensive work surfaces, and a practical breakfast bar. Modern and well-equipped, it also includes a range of integrated appliances.

The home offers three bedrooms in total. The primary suite, positioned at the rear of the property, enjoys charming views over the garden, a wall of built-in wardrobes, and a stylish en-suite shower room. Bedroom two is also generously sized, featuring ample fitted wardrobes. The third bedroom is currently used as a study but can easily revert to a bedroom. The family bathroom has been beautifully refurbished to a high standard with contemporary fittings and finishes.



THE GROUNDS

One of the standout features of the property is its delightful front and rear gardens. The front garden includes a brick-paved driveway leading to the garage, as well as an additional shingle parking area. A level lawn is bordered by mature shrubs and flowers, with a path leading to the front door. The rear garden has been lovingly landscaped by the current owners, featuring a spacious lawn, fruit trees including apple and plum, and deep, well-stocked flower beds. A paved terrace adjacent to the bungalow provides the perfect spot for outdoor dining or relaxing in the sun. The garden backs onto open meadowland, enhancing the sense of peace and privacy.

SITUATION

Milland is a highly sought-after and much-loved village situated on the West Sussex side of the border with Hampshire. It boasts a welcoming community and a range of amenities including a well-regarded primary school, a friendly village pub, a garage, a community-run shop, and a village hall. Surrounded by stunning countryside, the area offers an idyllic rural lifestyle. Just over three miles away, the village of Liphook provides excellent transport links to London and the South Coast via the Waterloo/Portsmouth main line and the A3. The wider area features an array of local amenities including shops, cafes, pubs, golf courses, and restaurants, along with essential services such as doctors, dentists, a Sainsbury's supermarket, and a library. Both state and independent schools are available nearby, with additional facilities found in the nearby towns of Haslemere (approx. 5 miles) and Petersfield (just over 8 miles).

Village Centre - 0.2 mile

Liphook Railway Station and schools - 3.5 to 4 miles

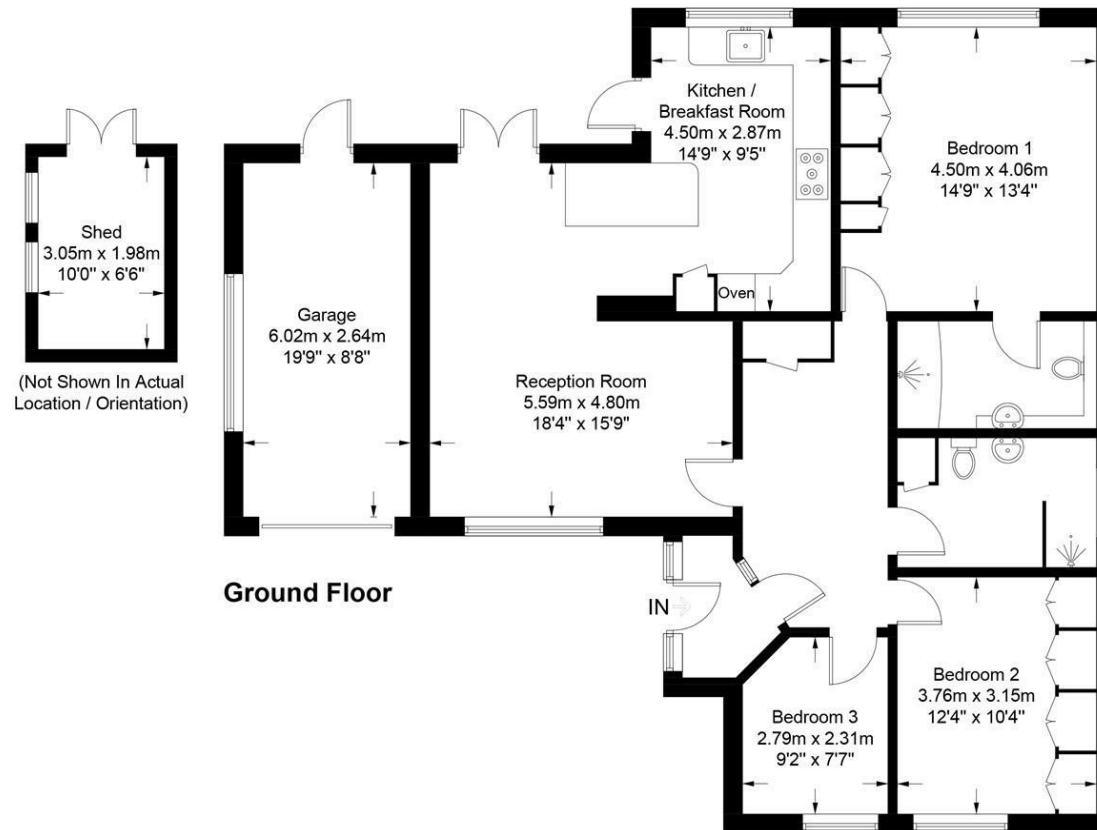
Petersfield - 6.8 miles

Haslemere - 6.4 miles

M25 (Wisley Junction) - 28 miles

Portsmouth and Coast- 23 miles

Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft
 Garage & Shed = 21.1 sq m / 227 sq ft
 Total = 124.5 sq m / 1340 sq ft



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1206378)
 Produced for Clarke Gammon

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

29th May 2025 Custom Code : VL/EL Property Ref - 5652

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	

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DIRECTIONS

From Liphook proceed on the B2070 Portsmouth Road southbound, turning left shortly after Liphook Golf Club, into Milland Lane. Proceed down the hill into Milland Valley and upon reaching the village at the crossroads turn left where Mill Vale Meadows will be found a short way along on the left. Our property is approximately half way round the road and will be found on the left hand side.

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
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LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
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