



Canada Way, Liphook,
Hampshire GU30 7UH

34 CANADA WAY, LIPHOOK GU30 7UH FREEHOLD

This well maintained and generously proportioned detached family home is being offered for sale for the first time in over two decades. Spanning 2,268 sq ft, and with the addition of a double garage bringing the total footprint to 2,655 sq ft, this property offers exceptional space, flexibility, and broad appeal throughout.

Set over two floors, the house boasts five versatile reception rooms including a delightful conservatory, providing space for both family living and entertaining. The welcoming reception hall sets the tone for the property, leading into a splendid sitting room featuring attractive details and French doors opening onto the rear garden.

The heart of the home is the expansive open-plan kitchen/dining areas, designed for modern living, which flows seamlessly into the conservatory, creating a bright and sociable space with views over the garden.

Upstairs, there are four generously sized double bedrooms, three of which benefit from en-suite facilities. The primary suite features a walk-through dressing area leading to its private en-suite bathroom. A charming and unique feature of the first floor is the balcony, accessed via double doors from the landing—a perfect spot to enjoy a quiet moment in the sun.

The property includes a magnificent double garage with twin up-and-over doors, approached via a tarmac driveway offering parking for up to four vehicles. The front garden is attractively landscaped with low-maintenance pebbled areas and bordered by a well-maintained hedgerow providing privacy and curb appeal. The rear garden is a true labour of love, thoughtfully designed and nurtured by the previous owner. It features a rich array of seasonal plantings, providing vibrant colour throughout the year. A level lawn adjoins a patio area ideal for outdoor dining and relaxation. Additional features include garden sheds and a greenhouse, ideal for the enthusiastic gardener.

- **No Onward Chain**
- **Enviably positioned in highly regarded development**
- **Pleasing accommodation of 4 bedrooms and 5 receptions**
- **Gorgeous professionally maintained gardens**
- **Overall footprint of 2655 sq ft incl garaging**
- **Gently screened by natural hedgerow**
- **3 En-suite bathrooms and downstairs cloakroom**
- **Detached double garage and driveway**

CG LIPHOOK

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Local Authority: EHDC Band G.
Services: All mains services.









SITUATION

The property occupies a prominent location within Canada Way, just 200 yards from the centre of Liphook village with its range of shops including Sainsburys supermarket, the Living Room cinema, a host of independent cafes and coffee shops as well as doctors surgeries and a library. Liphook station is just 6 minutes or so walk from the property. It is on the Portsmouth/Waterloo main line with a journey time to London of about an hour. There is a good choice of well regarded state and private schools, including Highfield, Churchers Junior School and award winning Bohunt secondary school within the local area. There are many acres of fine countryside close at hand including much under the ownership of the National Trust.




DIRECTIONS

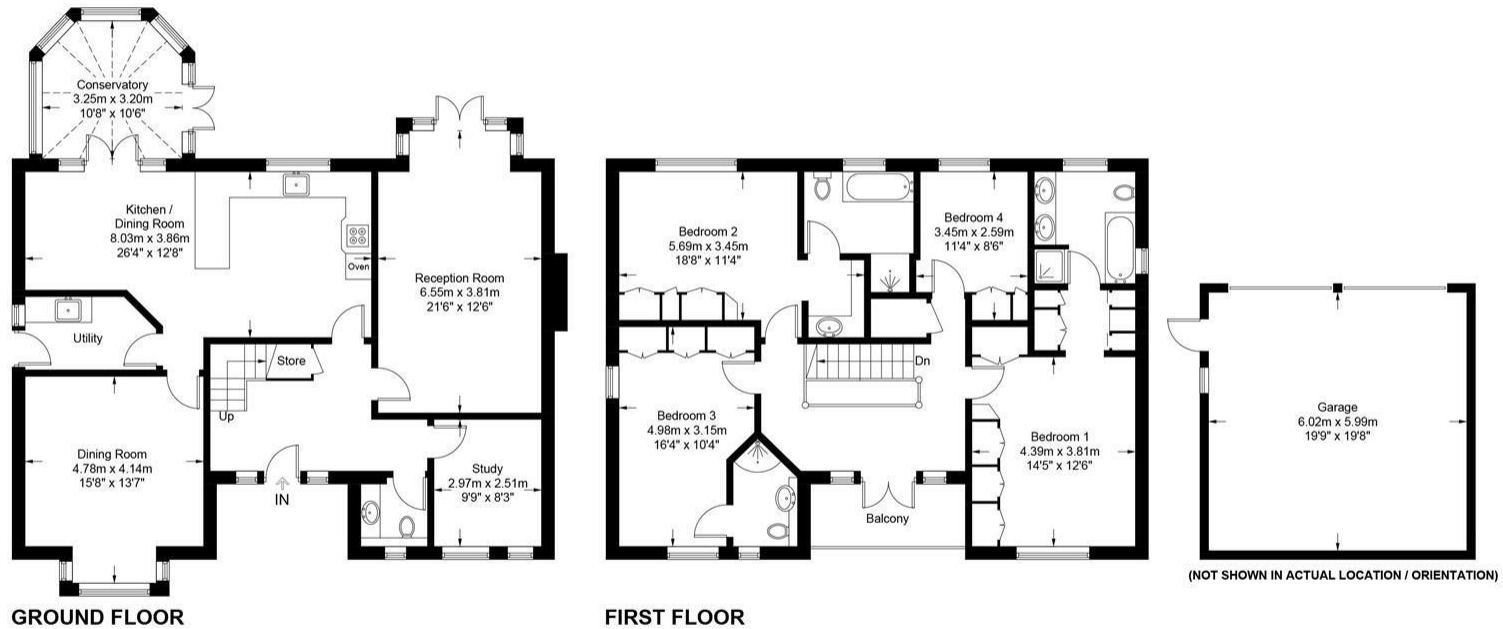
From our offices in the centre of Liphook, proceed along the Midhurst Road and pass Sainsburys on the left. At the roundabout proceed straight over into Ontario Way. At the end of Ontario Way the property will be dead ahead of you.

19th July 2025

Liphook Station-6 minutes' walk
 Bohunt School-10 minutes' walk
 A3 junction at Griggs Green-1.3 miles
 Guildford-18 miles
 Haslemere-4 miles
 London Heathrow-38 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Approximate Gross Internal Area = 210.7 sq m / 2268 sq ft
Garage = 36 sq m / 387 sq ft
Total = 246.7 sq m / 2655 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1207606)
Produced for Clarke Gammon

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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