

Newtown Road, Liphook Hampshire GU30 7DT



# **6 NEWTOWN ROAD** LIPHOOK GU30 7DT

# **Freehold**

Requiring Modernisation

Two Double Bedrooms and **Small Bedroom** 

Kitchen Breakfast room

Large and Attractive Rear

Character End Terraced

Sitting Room with Fireplace

Dining Room

Convenient Central Location





Now requiring modernisation, an attractive cottage in the centre of Liphook.

# THE PROPERTY

A character end terraced 3 bedroom cottage believed to date from the late Victorian era, which is now ripe for improvement set within the Newtown area of Liphook - The station is 0.1 mile away as are a pleasing range of shops and eateries around the corner on Station Road.

This attractive cottage sits behind its quaint walled front garden and is accessed through a porch. The ground floor accommodation is particularly extensive, offering up to three reception areas in current from. There is a kitchen area, a side porch, a utility lobby and a ground floor bathroom and w/c.

There are two good double bedrooms upstairs, as well as a smaller bedroom which can be reached through the rearward facing double bedroom.











# **THE GROUNDS**

The rear garden is a true delight and has been lovingly maintained and enjoyed. The garden is well planted and has a selection flower beds, small trees and shrubbery bushes. Furthermore, there is a generous size lawn and several areas of hardstanding or patio. At the rear of the garden a large shed and greenhouse are in situ.

## **SITUATION**

Liphook is located on the fringe of the South Downs National Park and is surrounded by many miles of beautiful open countryside, much of which is owned by The National Trust. The village itself offers a good range of facilities including Sainsburys supermarket, traditional bakers, hardware store, doctors and dental surgeries and the Living Room Cinema. The local schools are particularly well-regarded and cater for all age groups, whilst the nearby mainline railway station provides services on the London Waterloo to Portsmouth line.

Liphook Station - 2 minutes walk

Sainsbury's - 5 minutes walk

Bohunt School - 10 minutes walk

Godalming - 13 mile

Guildford - 18 miles

London Waterloo - just over an hour by train

### Approximate Gross Internal Area = 99.7 sq m / 1074 sq ft (Excluding Shed)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1206316) Produced for Clarke Gammon

### **CG LIPHOOK OFFICE**

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### **DIRECTIONS**

From our offices in the Midhurst Road, proceed along the Midhurst Road towards the station proceeding over the roundabout by Sainsburys. Shortly before the railway bridge turn right into Newtown Road, then turn left. Our property is then the last house along on the left hand side.

#### LOCAL AUTHORITY

EHDC

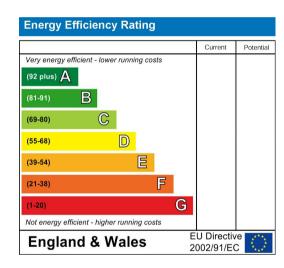
#### **COUNCIL TAX**

Band C

#### **SERVICES**

Mains water, electricity, mains drainage gas central heating

## 9th June 2025



#### **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.



