



Newtown Road, Liphook
Hampshire GU30 7DT

CLARKE  GAMMON
1919

6 NEWTOWN ROAD
LIPHOOK GU30 7DT

Freehold

Requiring Modernisation

Two Double Bedrooms and
Small Bedroom

Kitchen Breakfast room

Large and Attractive Rear
Garden

Character End Terraced
Cottage

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 form. 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 shrubby 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 Sainsbury's 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 miles

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

LOCAL AUTHORITY

EHDC


COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating

9th June 2025

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

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.

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
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

