



Woodland View, Griggs Green,
Liphook, Hampshire GU30 7PD.

CLARKE  GAMMON

Nestled in the picturesque vicinity of Griggs Green and Weavers Down, this charming detached bungalow of exceptional warmth and style offers a perfect blend of its woodland laden surroundings whilst enjoying the upmost of modern comfort. Surrounded by the serene countryside, this home exudes a warm and inviting ambiance, making it an ideal retreat for those seeking tranquillity and a touch of class and rural charm.

Throughout the home, you'll find delightful finishes, large windows and doors, allowing tremendous levels of natural light to flood in, as well as a blend of gorgeous tiled and hardwood flooring. It's hard choosing what is the standout area of this property—all rooms are outstanding! Starting with a focal central point— a spacious and light-filled entrance hall sets the tone for the rest of the home. Grand in scale, it leads through bi-fold doors to a sun-drenched slate terrace, which flows effortlessly into the expansive rear garden—perfect for indoor-outdoor living. The beautifully crafted, bespoke kitchen is a true centerpiece designed with care and precision. Featuring classic shaker-style cabinetry, elegant quartz worktops, and generous proportions, it's an inviting space for both everyday living and entertaining. A stable door opens directly onto a dedicated kitchen garden with raised beds, seamlessly blending indoors and out. Three fabulous double bedrooms each benefit from their own individually styled en-suite bathrooms. A shaker-style utility/boot room adds everyday practicality, with a fitted sink, space for both washing machine and tumble dryer, and a separate cloakroom/WC—ideal for muddy boots after countryside walks.

Outside—Woodland View occupies a wide fronted plot, which has post and rail fencing and gated access on to an impressive driveway. There are many layers to the gardens, as illustrated through the selection of photographs. Sunshine and natural light can be enjoyed throughout the garden across the day and evening. Deep and varied flower borders straddle the lawn, whilst at the very rear of the garden, there is an idyllic spot housing a picnic table, a perfect place to enjoy the wonderful field views. There's a studio which is a perfect space for creative work, a home office, or even guest accommodation. And finally, a most gorgeous Shepherd's Hut—could rural life get any better!

- Outstanding quality finishes throughout
- Lapsed planning permission for extensions and additional first floor accommodation
- Idyllic gardens, with fields at the rear
- A pair of fabulous garden buildings, a Shepherd's Hut and Studio
- 3 Double, En-Suite Bedrooms
- Exceptional focal point hall leading to all rooms and to garden dining area
- Overall plot measuring to 1/3 acre and gross property area of 2508 sq ft
- Amongst 100's of acres of common and woodland, yet minutes from major commuting links

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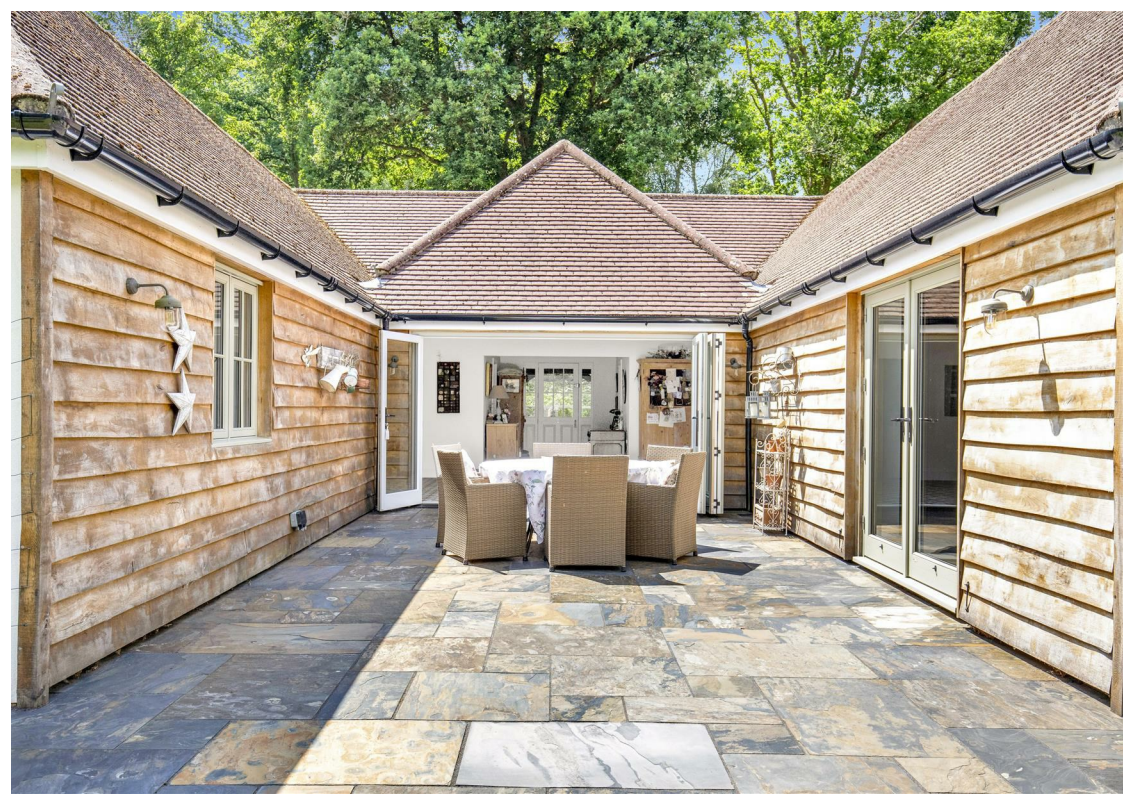
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Local Authority: EHDC Tax Band G

Services: All mains services









SITUATION

The property occupies an established and convenient location which offers the open countryside on one's doorstep yet is within 3-4 minutes car journey to Liphook village centre with all the local facilities including the highly thought of Living Room Cinema, a range of well-regarded public houses, restaurants, cafeterias, Sainsburys supermarket, and a hardware store. Also nearby is Liphook mainline station offering fast and frequent trains to Waterloo in just over the hour. Also within easy access is the co-op store with a post office, the infant and junior school and Bohunt academy. The access to the A3 is

close by providing excellent communication to South coast and the M25 which leads to both Heathrow and Gatwick airports. There are many country walks at Iron Hill, Wheatsheaf Common, Chappell Common. There are excellent sporting facilities including the neighbouring Old Thorns Golf and Country Club, and Liphook Golf Club.



DIRECTIONS

From the centre of Liphook, head west along Longmoor Road for approximately 2 miles. When seeing the Old Thorns sign, turn left. Proceed along the lane, bearing right. Then, turn off the lane where Woodland View will be found on the right hand side.

20th June 2025

- Bohunt school – 1.5 miles
- Mainline Station – 1.8 Miles
- A3 junction – 0.2 mile
- Petersfield – 8.2 miles
- Guildford – 18 miles
- Central London - 47 miles
- Portsmouth – 27 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(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

Griggs Green
 Approx. Gross Internal Floor Area
 2508 sq. ft / 232.93 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show
 Produced by Home Focus Studio LTD

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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