



37 Rudgard Way, Liphook, Hampshire GU30 7GW
Guide Price £495,000 Freehold

CLARKE  GAMMON

37 RUDGARD WAY
LIPHOOK HAMPSHIRE GU30 7GW

Guide Price £495,000

Hall & Cloakroom

Well-appointed family bathroom

Large sitting room opening on to gardens

Gas central heating & Double glazing

Beautifully fitted kitchen/diner with granite and bay

Two parking spaces (Outside house)

Master bedroom with en-suite

Landscaped private gardens

Two further bedrooms

Backing onto farmland.



A beautifully presented semi-detached house, tucked away on the highly regarded Silent Garden development with private and sunny west-facing rear gardens and backing on to farmland.

THE PROPERTY

The house is of conventional construction, completed in 2018 by Cove Homes. It forms part of the high desirable Silent Garden development, and this particular house occupies arguable the best position on the development being tucked away and backing on to farmland. The hall is a good size with a cloak cupboard and fitted cloakroom, it also has exposed wood flooring. The sitting room is beyond and is of a good size and shape and again has exposed wood flooring with patio doors leading to the garden. The kitchen/dining room is an undoubted feature is comprehensively fitted, has granite worksurfaces and the dining area is in the bay window. The master bedroom has fitted wardrobes and an en-suite shower room, bedroom two is of a good size and has wonderful views over the farmland, bedroom three is at the front of the property and the family bathroom is tastefully presented.



THE GROUNDS

The front garden is of open plan and there are two allocated parking spaces which gives easy access to the property. The rear gardens have been carefully developed with a large sun terrace adjoining the house, beyond which is level well-tended lawn, the flower borders are well-stocked. There is a large garden shed and an adjoining decking area for barbequing. The whole enjoys a high degree of privacy with an open aspect and adjoins farmland.

SITUATION

The property is set on the recently completed Silent Garden development, adjoining the South Downs National Park and is within easy walking distance of Liphook's village square, mainline station, well-regarded schools, and the newly opened Living Room Cinema. The village itself provides a wide range of amenities which cater for most day-to-day needs including a Sainsbury's superstore, whilst the mainline station offers services on the London Waterloo to Portsmouth line. The nearby Bohunt Academy has an outstanding Ofsted rating as well as an adjoining sixth form college. Liphook also boasts a good range of leisure facilities including pubs and restaurants, whilst the surrounding area is noted for its natural beauty much of which is either owned by the National Trust or set within the South Downs National Park. There are lovely walks nearby, which can be directly accessed from the development, there are also two golf courses, two health spa and a Bramshott junction onto the A3.

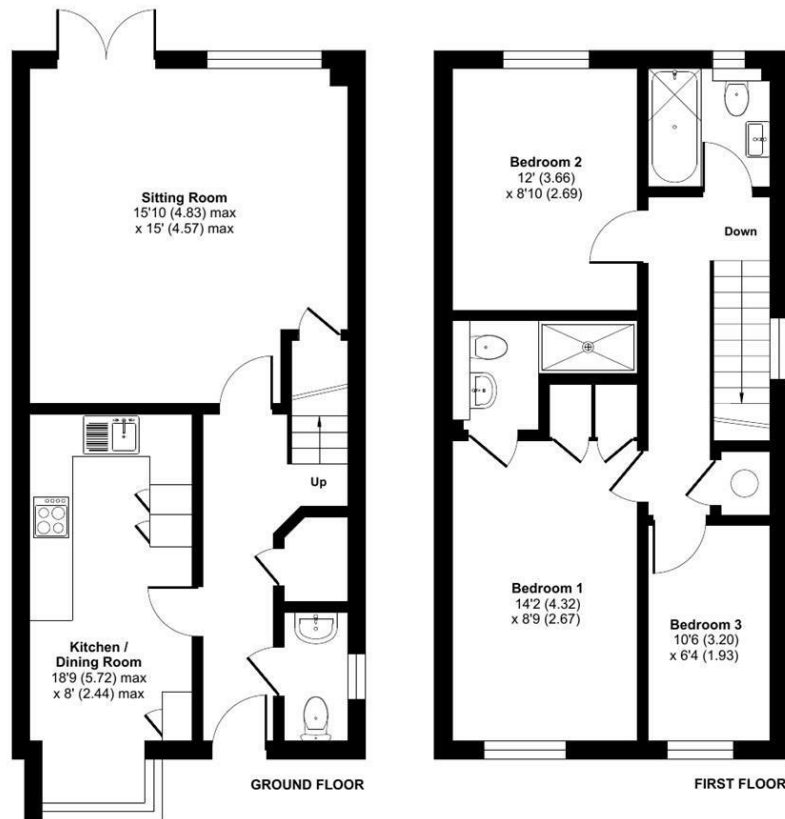
Liphook main line station 0.3 miles
 Village centre 0.2 miles
 Hindhead Tunnel 4.7 miles
 Haslemere 5 miles
 Petersfield 8 miles
 Guildford 18 miles
 Portsmouth 27 miles
 Heathrow Airport 40 miles
 Gatwick Airport 51 miles

*All distances are approximate

Rudgard Way, Liphook, GU30

Approximate Area = 966 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022
Produced for Clarke Gammon. REF: 852402

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band D

SERVICES

All mains services

30th July 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	86	
(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

Proceed out of Liphook, along the Portsmouth Road, and after approximately 300 yards turn right in to The Firs follow the road round and Silent Garden is on the left-hand side. As you go in to Silent Garden follow the road round to the left and about half way down you will find the property on the left.

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

