



Huron Drive, Liphook, Hampshire
Price Guide £699,950 Freehold

4 HURON DRIVE
LIPHOOK HAMPSHIRE GU30 7TZ

Price Guide £699,950

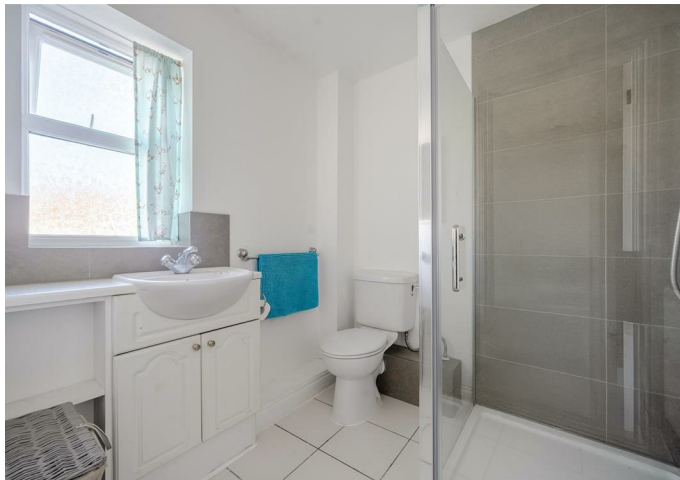
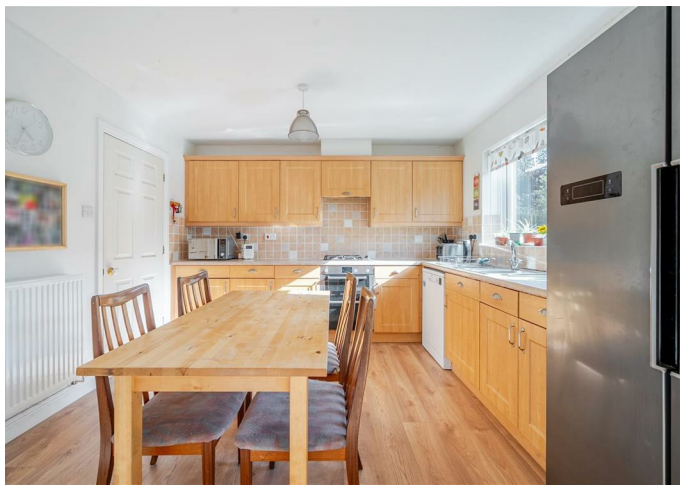
Popular and desirable development	Highly convenient location
Hall and Cloakroom	Excellent size and shaped reception room
Dining/family room	Kitchen/breakfast room
5 Bedrooms	1 ensuite, Jack & Jill and family bathrooms
Double garage and parking for 3 cars	large south-west facing garden



A substantial 5 bedroom family house with flexible accommodation, large integral double garage and above average sized south-west facing rear garden.

THE PROPERTY

The house was constructed in the year 2000 and forms part of the Saint James's Place development which is highly desirable. This particular style of house has intriguing and flexible accommodation. On the ground floor it has an entrance hall with cloakroom off, access to a large and excellently shaped living room which gives direct access to the large South-west facing rear garden. There is a sizable kitchen/breakfast room which could be adapted to include a dining area, which would allow the existing dining room to become a family room. There is also a utility room. Upstairs there is spacious bedroom accommodation with master bedroom suite and built-in wardrobes. There are four further bedrooms and two further bathrooms one of which is 'Jack and Jill' which is shared between bedroom three and bedroom four.



THE GROUNDS

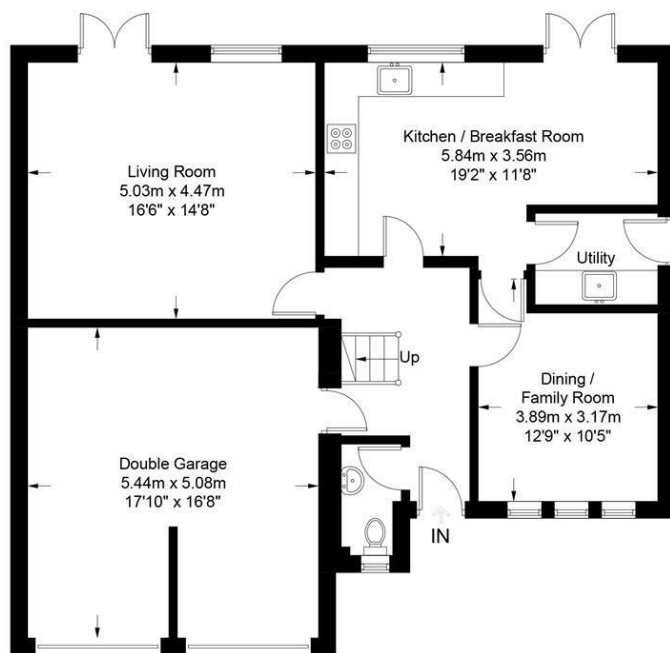
Outside there is parking for three cars with access to the sizable integral double garage which is also accessible from inside. The garden is an undoubted feature and is more substantial than the norm of the development with the south-west aspect, Layed predominantly to lawn with sun terracing.

SITUATION

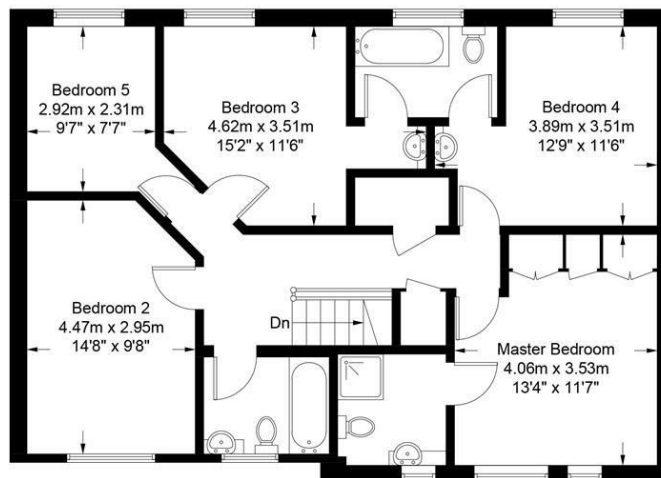
The property is tucked away in a small cul-de-sac which forms part of the St James's place development, which is highly desirable with its millennium green open space and immediate access to all local facilities including Sainsburys supermarket. The mainline station is walking distance with fast and frequent trains to Waterloo in just over the hour. Also within walking distance are acres of beautiful countryside where walking can be enjoyed at Iron Hill, Wheatsheaf Common, beyond which is Chappell Common. The village centre has recently opened a highly desirable living room cinema and boasts a variety of shops, cafes and highly regarded public houses. The area as a whole is renowned for its schooling with excellent infant and junior schools and the highly rated Bohunt Academy. There are also, within easy reach of the property established private schools, including Churcher's college and Highfield and Brookham. There are excellent sporting facilities in the area with junior and senior football and cricket, Liphook Bowls Club, and golf at Liphook Golf course and Old Thorns Golf and Country Club.

Liphook mainline station - 0.5 miles
 Liphook Town Square - 0.5 miles
 Guildford - 18.2 miles
 Haslemere - 4.9 miles
 Petersfield - 10.7 miles
 Portsmouth - 27.6 miles
 London 49 miles
 Easy access A3

Approximate Gross Internal Area = 183.2 sq m / 1972 sq ft
(Including Double Garage)



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1236279)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

15th October 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		
	70	83
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

From our office in the centre of Liphook proceed along the Midhurst Road and turn right at the first roundabout and left at the second roundabout into Canada Way. Huron Drive is the fourth turning on the right-hand side and number 4 is on the right.

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
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