



48 Church Road, Bramshott
Liphook, Hampshire GU30 7SH

CLARKE  GAMMON

48 CHURCH ROAD, BRAMSHOTT
LIPHOOK, HAMPSHIRE GU30 7SH

Freehold

Chain Free Sale

Detached bungalow in the charming and historic village of Bramshott

Approx. 1,000 sq ft of accommodation

Generous ¼ acre plot with both front and rear gardens

Two Bedrooms and Two receptions

Vehicular access to rear parking via an adjoining lane

Ideal for seekers of a bungalow or a home with scope for changing (STPP)

Peaceful village setting yet easy access to local amenities and transport



"Village charm, generous gardens, and endless potential—discover your next move in Bramshott."

THE PROPERTY

Set back behind a walled front garden and located in the picturesque and historic village of Bramshott, near Liphook, this delightful detached bungalow offers a rare opportunity to own a versatile home in a sought-after semi rural setting. With its mid-20th-century origins and 1,000 sq ft of accommodation the property presents exciting potential for a wide range of buyers. This chain free property Set within a ¼ acre plot, the home features two well-proportioned double bedrooms, two reception rooms, a kitchen and a bathroom. The bungalow offers a comfortable and manageable space with scope to modernise or extend (subject to any necessary permissions). Whether you're looking to downsize into a single-storey dwelling, create your ideal home, or invest in a property with future potential, this bungalow is ready to inspire.



THE GROUNDS

The property sits within a generous $\frac{1}{4}$ acre plot, offering both front and rear gardens that enhance its charm and provide plenty of outdoor space to enjoy. At the front, a low brick wall with an inviting central pathway creates a welcoming entrance, flanked by a neatly maintained lawn. To the rear, the substantial garden offers a mix of lawn and planting areas, providing an ideal space for gardening enthusiasts, families, or anyone seeking a peaceful outdoor retreat. There's ample room for entertaining, relaxing, or even planning future extensions or additions (subject to permissions). The rear garden also benefits from vehicular access via an adjoining lane, leading to a discreet parking area.

SITUATION

The property enjoys a wonderful location in the centre of the picturesque village of Bramshott which lies just north of the A3 interchange and within one and a half miles of Liphook village centre. It is renowned for its many attractive cottages and the historic St Marys Church, whilst nearby Liphook itself provides an excellent range of facilities which include a large Sainsbury's supermarket, many independent shops, The Living Room Cinema and many leisure and recreational facilities. There are many miles of good walks nearby, many of which are in National Trust owned land or The South Downs National Park. There is also a fine selection of restaurants and pubs in the area, whilst the mainline railway station at Liphook offers services to London and Portsmouth.

Liphook Village centre 1.1 miles

Bohunt School 1.1 miles

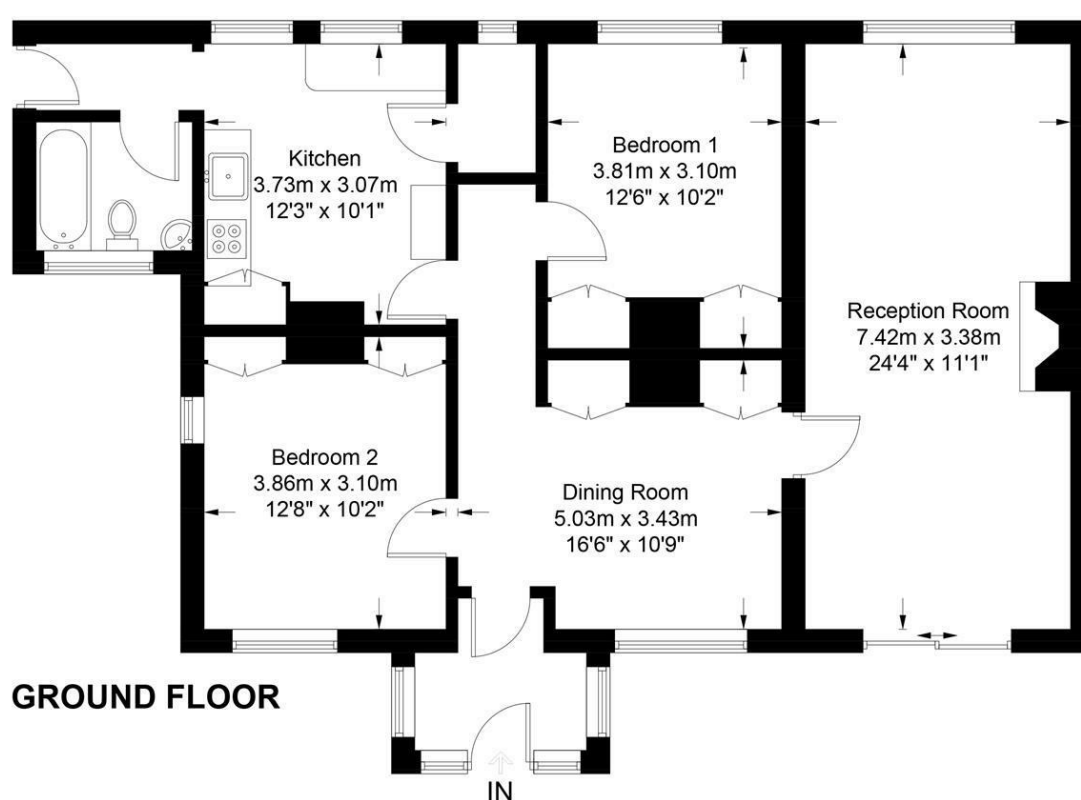
A3 Junction 0.2 miles

Liphook Station 1.5 miles

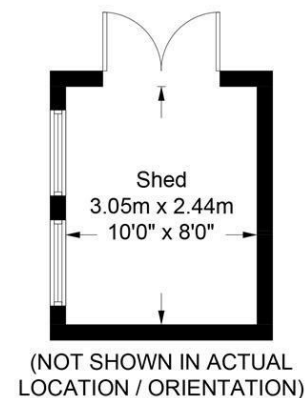
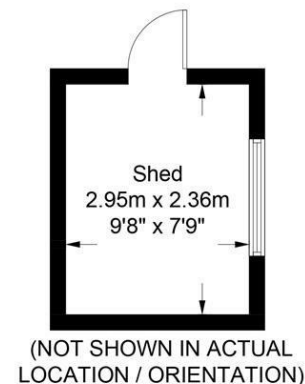
Guildford 17 miles

Central London 45 miles

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
Sheds = 14.4 sq m / 155 sq ft
Total = 107.3 sq m / 1155 sq ft



GROUND FLOOR



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1244678)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

4th 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		
England & Wales		
		EU Directive 2002/91/EC

80
64

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From the centre of Liphook take the London Road out of the village, proceed over the A3 turning left in to Church Road. Upon entering the village and shortly before the church the property will be found on the right-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

