



The Springs, Passfield Common, Liphook, Hampshire GU30 7RH
Price Guide £865,000 Freehold

CLARKE  GAMMON

**THE SPRINGS PASSFIELD COMMON
LIPHOOK HAMPSHIRE GU30 7RH**

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Atrium style reception hallway	Sitting room
Study/ground floor bedroom	Annexe Potential
Stunning kitchen/dining/family room	Master bedroom with en-suite shower room
Four further bedrooms	Family bathroom
Gardens	Quiet rural location



A stunning contemporary five-bedroom family home set in this popular semi-rural location.

THE PROPERTY

This impeccable house, with clean lines and light filled rooms throughout, offers modern, stylish living with the countryside on the doorstep. The striking entrance hall leads to a magnificent reception area incorporating lounge, kitchen, and dining space. With twin double glazed bifold doors out to the sun-drenched garden, this offers a wonderful entertaining space. The bespoke handmade kitchen in Tulip wood boasts concealed appliances including Miele dishwasher, Liebherr fridge/freezer, plus Rangemaster induction oven, wine cooler and the sink has an additional Quooker boiling tap. In contrast, when the nights draw in, retire to the cosy sitting room with stunning open fire. Off the reception hall there is access to the study/bedroom and ground floor shower room. A feature staircase leads to a galleried first floor landing. The master bedroom features a range of fitted storage cupboards and a luxuriously appointed en-suite. There are four further double bedrooms and a beautifully appointed family bathroom. The current owners have extended and extensively refurbished the property with re-wire, re-plumb, including mega flow type system and underfloor heating to tiled ground floor, plus new windows, and roofing.



THE GROUNDS

For the homemaker, in the rear garden lies a useful home office/cabin with light and power. Double opening garage doors leads to the former garage space again with light and power. There is extensive shingled parking to the front of the property, whilst to the rear paved terracing including a small, covered area leads to a level area of lawn with borders and further raised paved sun terrace.

SITUATION

Hacienda occupies a mature and established location tucked away in the rural hamlet of Passfield with its common and general store, the whole is surrounded by beautiful countryside where walking and cycling can be enjoyed and excellent bridleways to riding country nearby. Liphook is approximately two miles away with its facilities for day-to-day needs including a range of local shops, cafes and public houses, Champneys Spa and Old Thorns Golf and Country Club. There is excellent golfing within the area including Liphook, Old Thorns, and Hindhead Golf Club. The south coast is only half an hour's drive away as is polo at Midhurst, horse racing and motor racing at Goodwood. The A3 offers easy access to Gatwick, Heathrow airport and Liphook mainline station offers fast and frequent trains to London Waterloo in just over the hour.

Liphook - 2 miles | Liphook MLS - 3.1 miles

Haslemere - 6.8 miles | Petersfield - 11.9 miles

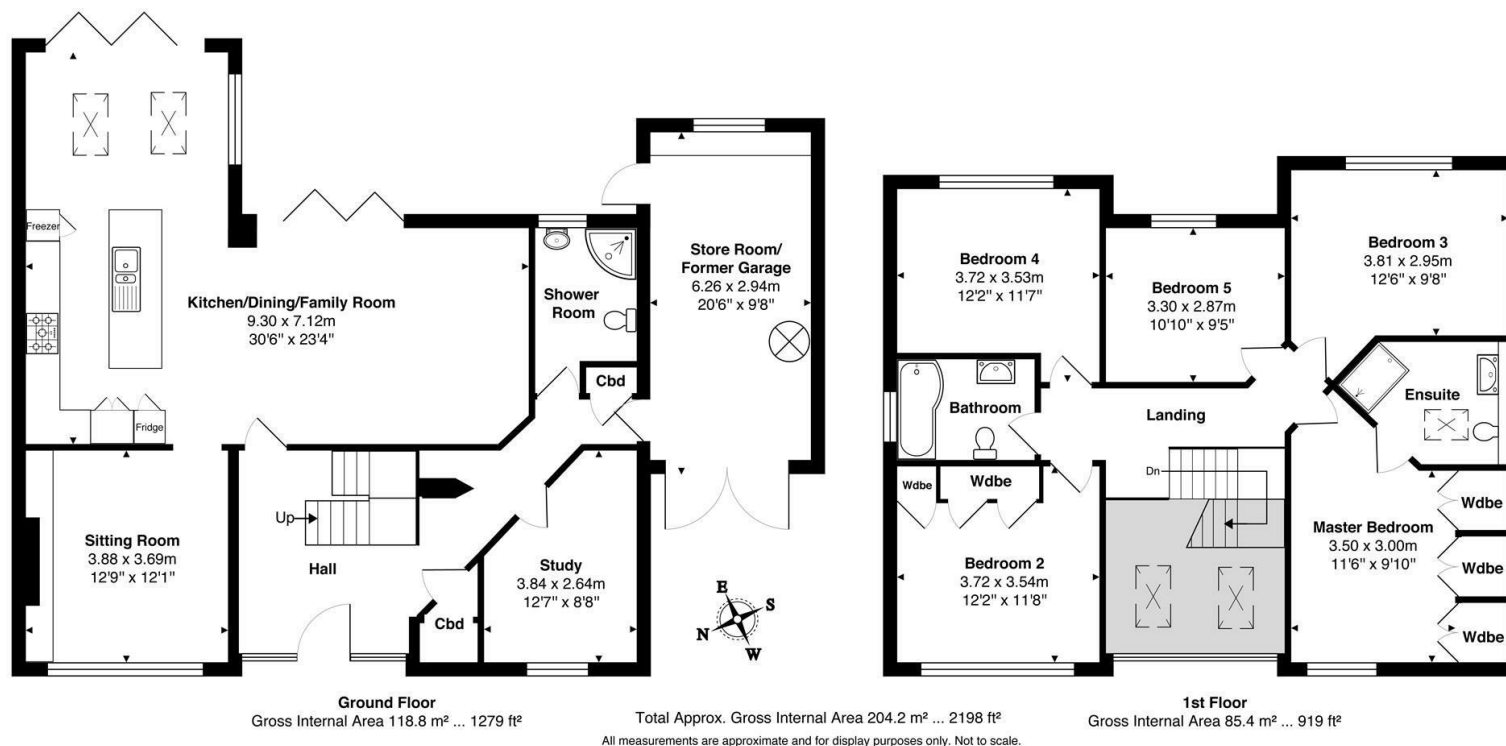
Guildford - 18.9 miles

Gatwick Airport - 49.6 miles

Heathrow Airport - 44.2 miles

South Coast - 28.7 miles

*All distances are approximate



LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

24th 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	

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices in Liphook, proceed out of the village along the Headley Road B3004, passing over the A3. Continue for about 1.8 miles until you reach Passfield Common. Immediately after the village shop, on the right-hand side of the road, an unmade road leads away from the common, where Hacienda will be found 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

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

