



Ontario Way, Liphook,  
Hampshire GU30 7LD.

CLARKE  GAMMON  
1919

**14 ONTARIO WAY  
LIPHOOK, HAMPSHIRE GU30 7LD**

Chain Free Sale

Southerly-Facing Rear  
Garden

Short Walk to Shops and  
Train Station

Four Spacious Double  
Bedrooms

Double Garage and Parking  
for Four Cars

Located Within an  
Outstanding School  
Catchment Area

Three Versatile Reception  
Rooms

Three Bathrooms/En-Suites



**A Spacious & Light-Filled  
Detached Family Home in a  
Prime Village Location offering  
over 1900 sq ft of internal  
accommodation.**

**THE PROPERTY**

Set within a much sought-after residential area just a short stroll from the heart of the village, this family home offers generous, versatile living accommodation ideal for modern life. Thoughtfully laid, the property combines comfort and space across two floors.

Step into the covered vestibule and then the bright and spacious entrance hallway follows. To the front, you'll find a the first of the large receptions. This has served a multitude of purposes over the years and really does sum up the term versatile. To the rear, a separate sitting room offers a more private retreat, overlooking the back garden. The heart of the home is the expansive kitchen/diner, complete with a large range of units, integrated appliances, generous worktop space, and a central island. French doors lead out to the garden, seamlessly connecting indoor and outdoor living spaces. The utility room provides practical additional storage and laundry space, with external access to the garden. Also on the ground floor is a well-proportioned study—ideal for home working—and a cloakroom/WC.



A particularly feature of the development is the Millennium Green at the entrance, which provides a lovely open space. Liphook itself provides great facilities including Sainsburys supermarket, doctors and dentist surgeries and a library. There is a wide selection of pubs and eateries, and the recently opened Living Room Cinema. The main line station serves the Portsmouth to London Waterloo main line. The area has an excellent choice of state and private schools including Bohunt Academy, Highfield School, and Churcher's College. The village is surrounded by many acres of fine countryside, much of which lies within the South Downs National Park.

Upstairs, the home continues to impress with four generously sized double bedrooms, two with build in wardrobes. The principal bedroom benefits from its own modern en-suite shower room, as does bedroom two, offering comfort and privacy for guests or older children. Bedrooms three and four share a sleek and spacious family Jack and Jill style bathroom.

To the front, the home is framed by a well-maintained garden enclosed by mature hedging, with lawned areas and a path leading to the entrance. To the side, a large private driveway provides off-road parking for at least four vehicles and leads to a detached double garage with side access—offering excellent storage or workshop potential. The southerly-facing rear garden is a standout feature. Designed for both relaxation and entertaining, it includes a generous lawn, a paved patio area, and an expansive sun deck—ideal for alfresco dining, summer barbecues, or simply unwinding in the sun.

Liphook mainline station - 0.5 miles

Liphook Town square - 0.5 miles

Guildford - 18.2 miles

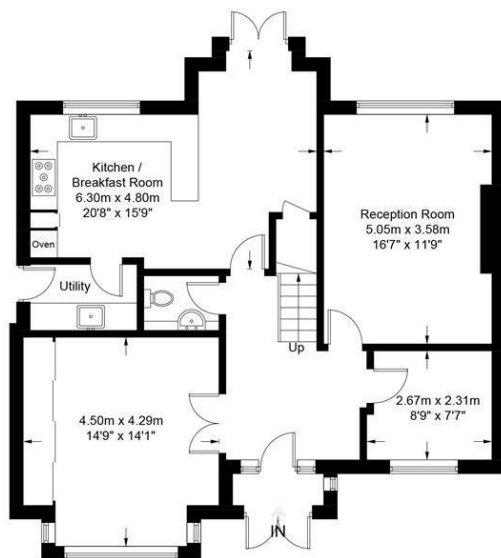
Haslemere - 4.9 miles

Farnham - 13.4 miles

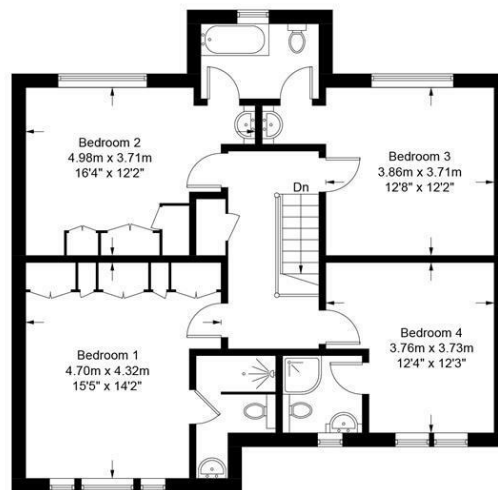
Portsmouth - 27.6 miles

London 49 Miles

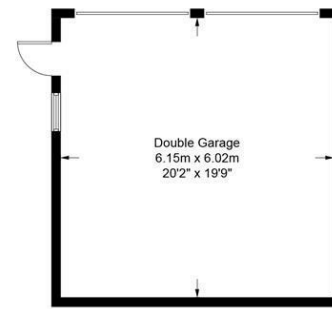
Approximate Gross Internal Area = 176.8 sq m / 1903 sq ft  
 Double Garage = 36.9 sq m / 397 sq ft  
 Total = 213.7 sq m / 2300 sq ft



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1245096)  
 Produced for Clarke Gammon

#### LOCAL AUTHORITY

EHDC

#### COUNCIL TAX

Band G

#### 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 83        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

#### CG LIPHOOK OFFICE

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#### DIRECTIONS

From our offices in the centre of Liphook, proceed along the Midhurst Road and pass Sainsburys on the left. At the roundabout proceed straight over into Ontario Way. Our 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

