



**Redwood Terrace, Midhurst Road,  
Liphook, Hampshire GU30 7TL.**

CLARKE  GAMMON

## 1 REDWOOD TERRACE MIDHURST ROAD LIPHOOK GU30 7TL

Contemporary living in the heart of Liphook

Well-planned accommodation arranged over three floors

Two further double bedrooms and one single bedroom

Hand-built kitchen of exceptional quality

Conveniently located close to schools, station, and shops

Primary suite with high ceilings and fitted wardrobes

Stunning extended open-plan ground floor — ideal for modern family living

Garage and driveway parking



**This beautifully presented four-bedroom semi-detached home offers a thoughtfully transformed ground floor and attractive garden.**

Occupying a prime corner position on the edge of Millennium Park, along Midhurst Road, this beautifully presented four-bedroom semi-detached home offers a thoughtfully transformed ground floor with a high-quality bespoke kitchen and living room extension (completed in 2020) an established walled garden, and a garage with parking directly in front.

The newly installed (2025) entrance door, located at the side of the house, opens into a bright, welcoming hallway leading to a dining/family room with integrated ceiling speakers and a bay window to the front. Along the hallway is a WC and under stairs cupboard. To the rear, the property is transformed into a stunning open-plan space, the perfect blend of kitchen, dining, and living areas. The stylish kitchen features a large island providing substantial storage and flowing seamlessly into the dining and living zones. Additional features include slide-and-hide drinks cupboard with wine fridge, integrated ceiling speakers, and smart lighting. The lounge area enjoys full-width bifold doors, striking exposed brickwork, and a light-filled ceiling lantern, creating an exceptional sense of warmth and character. Across the upper two floors, there are four bedrooms and a family bathroom. The highlight is the fantastic primary bedroom suite on the second floor, where high ceilings enhance the sense of space and grandeur. This suite also includes a luxurious en-suite shower room, a range of handcrafted fitted wardrobes and a highly effective air condition system.



A pathway leads up from Midhurst Road, with the front garden providing natural screening and a garden area to the side of the property. The southerly-facing rear courtyard garden, is beautifully presented with patio throughout and well-stocked raised borders, with outside tap and electricity sockets. A gate provides access to parking and storage directly to the rear, alongside the garage which has lighting and electricity (EV charger capable).

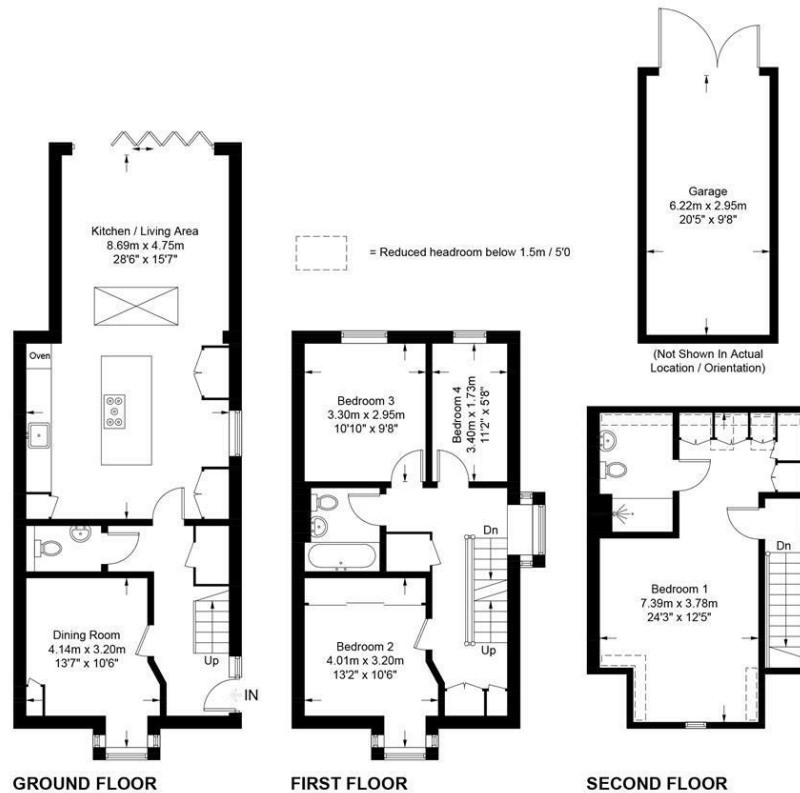
## SITUATION

Millennium Park is positioned in the centre of Liphook village. The Millennium Green offers a picturesque setting whilst being on the doorstep of local amenities, including a Sainsbury's supermarket. The mainline station is just a short walk away, offering fast and frequent trains to Waterloo in just over an hour. Nearby, you'll find beautiful countryside perfect for walking, with Iron Hill, Wheatsheaf Common, and Chappell Common all within reach. The village centre recently welcomed a popular living room cinema and boasts a variety of shops, cafes, and well-regarded pubs. The area is known for its excellent educational options, including outstanding infant and junior schools, as well as the highly rated Bohunt Academy. Established private schools, such as Churcher's College and Highfield and Bookham, are also conveniently accessible. For sports enthusiasts, the area offers a range of facilities, including junior and senior football, cricket, Liphook Bowls Club, and golf at both Liphook Golf Course and Old Thorns Golf and Country Club.

## Distances

Liphook Station-6 minutes' walk  
 Bohunt School-10 minutes' walk  
 A3 junction at Griggs Green-1.3 miles  
 Guildford-18 miles  
 Haslemere-4 miles  
 London Heathrow-38 miles

Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft  
 Garage = 18.3 sq m / 197 sq ft  
 Total = 158.2 sq m / 1703 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1254784)  
 Produced for Clarke Gammon

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

6th November 2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 81                      | 84        |
| (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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

From our office in the centre of Liphook proceed along the Midhurst Road and turn right at the first roundabout and right again at the second roundabout. The property is the first house in the Millennium Park development. For ease, if arriving to view by car, try parking on Canada Way or in the access road to the right hand side of the property.

## 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

