



**Heron Way, Liphook, Hampshire**  
**Asking Price £289,000 Leasehold**

CLARKE  GAMMON  
1919



41 HERON WAY  
LIPHOOK HAMPSHIRE GU30 7EN

Asking Price £289,000

Chain Free Sale

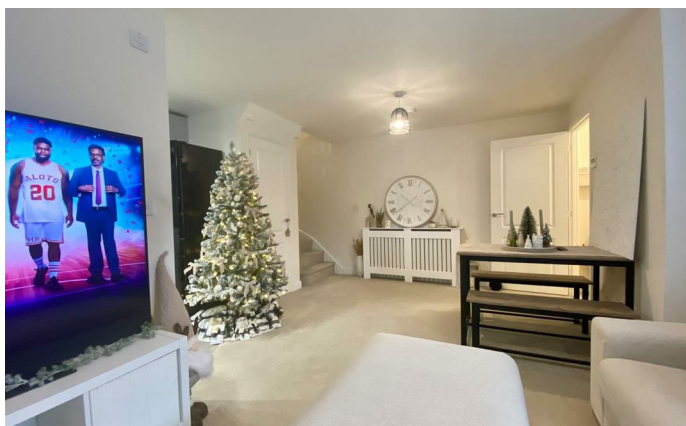
Built in 2023 and presented  
as Nearly New

Allocated Parking space

Open plan Living to ground  
floor

Quality bathroom  
specification and downstairs  
W/C

Full or Partial Ownership  
Available



**A nearly new, 2022 quality home which is faultlessly presented across its two floors. Classically known as a 'cluster house' this design often proves popular with those buying one of their first homes, or seeking a slightly smaller and more economical option.**

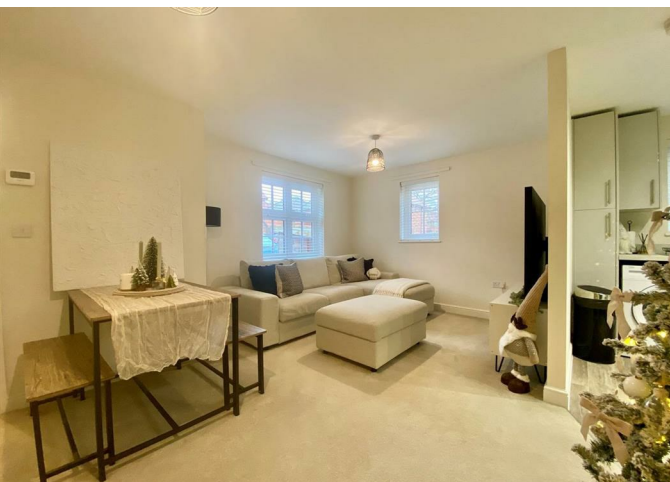
As you step inside, you're welcomed by a carpeted hallway with handy space for coats and shoes, plus the added bonus of a downstairs WC. Moving through the house, you'll find a spacious open-plan kitchen, dining, and living area – perfect for everyday living and entertaining. The kitchen has stylish wood-effect flooring, fresh white units, and comes complete with an integrated electric oven, gas hob, and extractor fan. There's also a stainless-steel sink under the window and space for a fridge/freezer and washer/dryer.

The living and dining area is carpeted and filled with natural light thanks to two windows. It also has TV, telephone, and Sky/cable points, making it a great spot to relax or host friends.

Upstairs, the carpeted stairs lead to the landing, where you'll find two generously sized bedrooms and the bathroom. Both bedrooms are carpeted and include TV, telephone, and Sky/cable points. The main bedroom benefits from two windows. The family bathroom features a shower over the bath, partially tiled walls, and wood-effect flooring.

Outside, the front garden is easy to maintain, with hardstanding and established shrubs.





#### Partial Ownership Available

- 70% share example: £202,300
- Rent PCM: £197.93
- Annual service charge: £361.72
- Remaining lease term: 988 years

#### SITUATION

The property is conveniently located between Liphook village centre and the Griggs Green area. Liphook itself is within walking distance and offers excellent amenities, including schools for all ages, local and national shops such as Sainsbury's, a cinema, and a mainline railway station. The area also boasts a variety of recreational facilities, fine pubs, restaurants, and the nearby Old Thorns Country Club & Hotel, which features a renowned golf course and spa. Additionally, there's a fantastic network of footpaths and walking routes, including the Shipwrights Way and Weavers Down. Liphook's surrounding natural beauty, much of which lies within the South Downs National Park or is owned by the National Trust, makes it a perfect location for nature enthusiasts.

BOHUNT SCHOOL - 0.4 miles

VILLAGE CENTRE - 0.6 miles

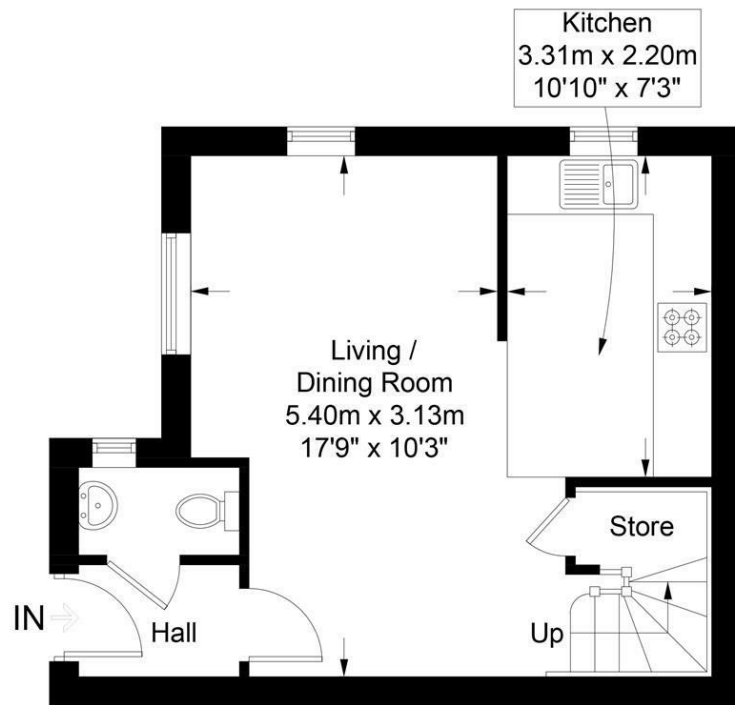
LONDON WATERLOO - just over an hour by train

GODALMING - 12 miles

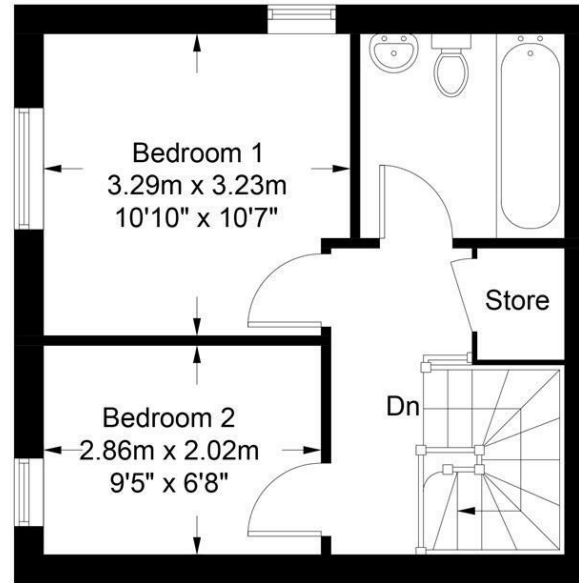
HASELMERE - 4 miles

GUILDFORD - 18 miles

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft



**GROUND FLOOR**



**FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1264355)  
Produced for Clarke Gammon

#### LOCAL AUTHORITY

EHDC


#### COUNCIL TAX

Band C

#### SERVICES

Mains water, electricity, mains drainage  
gas central heating

31st December 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### CG LIPHOOK OFFICE

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

#### 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

