



2 Longmoor Drive, Liphook, Hampshire
Price Guide £680,000 Freehold

2 LONGMOOR DRIVE
LIPHOOK HAMPSHIRE GU30 7XA

Price Guide £680,000

Presented beautifully	Four Double Bedrooms
Fitted wardrobes to all bedrooms	Three bathrooms/en-suites
Modern kitchen/dining room	Southerly facing rear garden
Cul-de-sac location	Garage and driveway



An impeccably presented detached home, occupying a cul-de-sac position located to the West of Liphook, on the doorstep of wonderful walks on Weavers Down, yet within a minute or so from the Griggs Green junction of the A3.

THE PROPERTY

The ground floor comprises a large hall, which provides access to access to the majority of the lower level rooms. There is a fabulous eat in kitchen/dining room, a splendid living room, as well as other reception rooms and a utility area on this level.

On the first floor there are three well proportioned and bright bedrooms, as well as a study. Stairs lead to a loft area which has been cleverly amended to house a brilliant bedroom and en-suite.



THE GROUNDS

The property sits proudly in its plot, giving a wider than usual garden and driveway. The southerly facing rear garden is well shielded with a mixture of well maintained natural screening. There are areas of lawn and patio allowing plenty of options to relax and enjoy the outside space.

SITUATION

Longmoor Drive is a pleasant cul-de-sac lying on the outskirts of Liphook within a short distance of Old Thorns golf course and The Deers Hut. Countryside is all around, with outstanding walking and cycling options literally on the doorstep. The centre of Liphook has a good range of shopping facilities including Sainsbury's supermarket. There is a wide choice of state and private schools within the area including Bohunt Academy. Liphook station is on the Waterloo/Portsmouth main line with a journey to London of just over 1 hour.

GUILFORD | 19 miles

LONDON WATERLOO | 47 MINUTES BY TRAIN

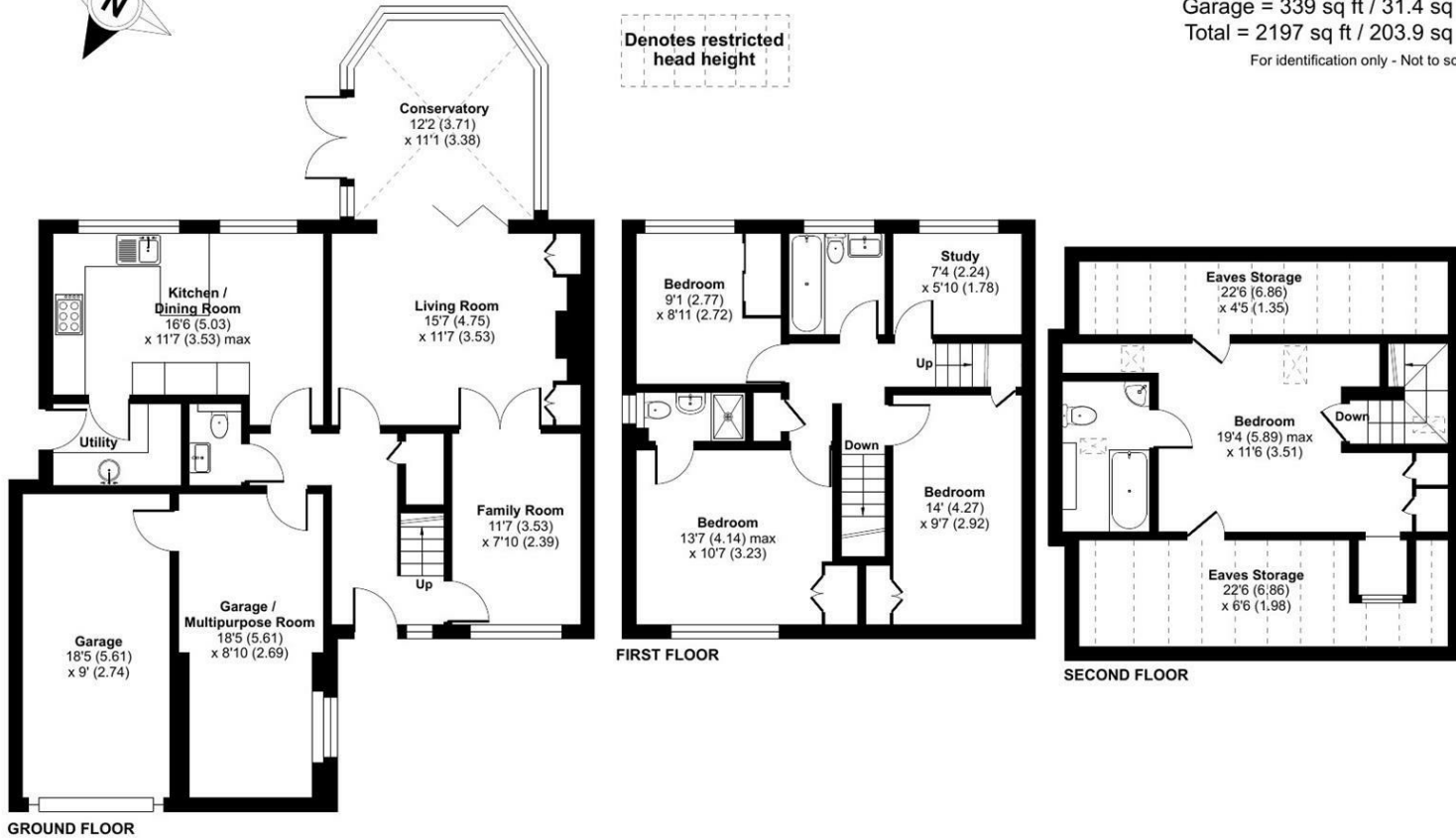
HASELMERE | 5.8 miles

LONDON HEATHROW | 39 miles



Denotes restricted head height

Approximate Area = 1600 sq ft / 148.6 sq m
 Limited Use Area(s) = 258 sq ft / 23.9 sq m
 Garage = 339 sq ft / 31.4 sq m
 Total = 2197 sq ft / 203.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Clarke Gammon. REF: 1148122

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating

3rd July 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	76
(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 the centre of Liphook, head west along Longmoor Road for approximately 2 miles. After passing the Deers Hut on the left, continue along until the next left turn. Follow the road around to the right, until reaching Bircholt Road. Continue along Bircholt Road until the second right hand turn in to Longmoor Drive.

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

