



Adventure, Liphook, Hampshire





A substantial family home with wonderful proportions in just under two acres with **indoor swimming pool**.

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Snug | Study | Kitchen | Bedroom with bathroom en suite | Utility | Cloakroom | WC

Principal bedroom suite with dressing room and bathroom en suite | Four further double bedrooms | Two family bathrooms

Leisure complex: Indoor swimming pool | Shower room | First floor gym

Double bay car port | Lockable garage

Mature and private gardens and grounds with large terrace area for entertaining

In all approximately 1.96 acres

Distances

Liphook 2.5 miles (London Waterloo 65 minutes), Haslemere town 3 miles (London Waterloo 56 minutes)

Petersfield 11.5 miles, Guildford 17 miles, Chichester 21 miles, London 47 miles

(All distances and times are approximate)



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Situation

Adventure sits in a rural, yet convenient location between Haslemere and Liphook, on the edge of the South Downs National Park.

Liphook village provides good local shopping facilities for day-to-day needs with a large Sainsbury's, and a mainline train station with services into London Waterloo taking about 65 minutes. More comprehensive shopping facilities are available in Haslemere with a large Tesco, M&S food hall and Waitrose, as well as a choice of restaurants, pubs and coffee shops, a tennis club and the Haslemere Leisure Centre. The mainline station at Haslemere also provides services into London Waterloo taking about 56 minutes. Further facilities are available in the nearby towns of Petersfield and Guildford which are both easily accessed via the A3.

Communications in the area are excellent with the A3 at Liphook giving access to the M25, London, Portsmouth, the south coast and the international airports of Gatwick and Heathrow.

The surrounding area has an excellent choice of schools including Brookham and Highfield Schools and Churcher's Junior School, and nationally recognised state school Bohunt in Liphook, St Edmund's, The Royal Junior School and Amesbury at Hindhead as well as The Royal Senior School, and St Ives in Haslemere. Additionally, are Churcher's College and Bedales to the south in Petersfield.

Sporting facilities are superb including golf at Liphook, Hindhead, Cowdray Park and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park as well as sailing on Frensham Ponds and off the south coast at Chichester Harbour. There are also numerous opportunities for walking and riding, including Bramshott Common, Waggoners Wells, Black Down, and The Devil's Punchbowl which are all within easy reach.





The property

Adventure is an exceptional property, much enhanced by our clients during their ownership. The house is centred around the 19th Century barn which houses the drawing room, dining room and study which feature tall ceiling heights as a result. Further to the ground floor is the kitchen, a bedroom with a bathroom en suite, a snug, a utility room, cloakroom, and WC. Notably the kitchen is a well-proportioned square room with an AGA, central island, generous storage and features a window seat. Throughout the ground floor are plentiful windows allowing the house to be filled with light throughout the day, and doors both bi-folding and standard provide access to the wonderful terrace and gardens beyond.

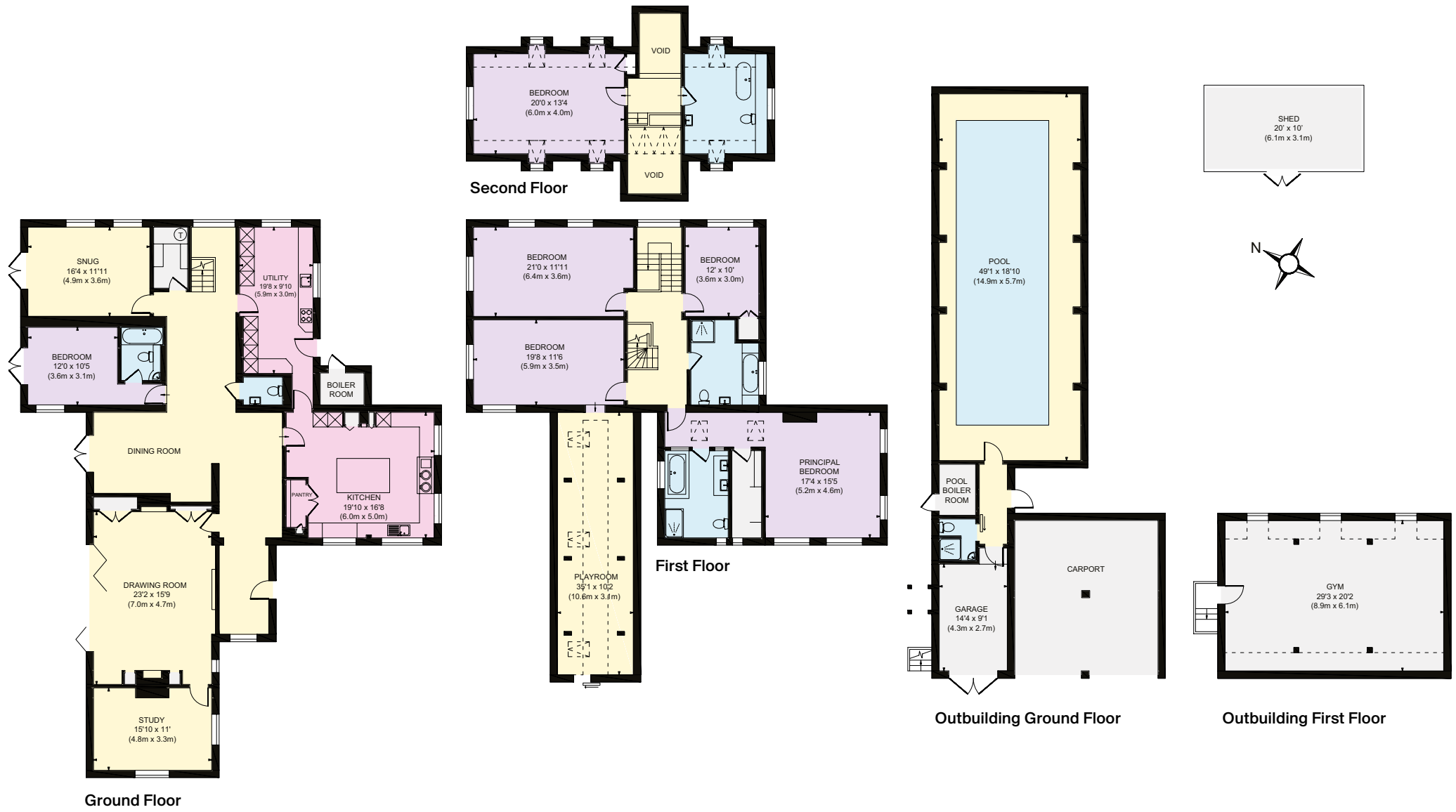
To the first and second floors of the house are five bedrooms in all. The principal bedroom suite forms part of the house's expansion under its previous owners in the mid-2000s; it is a superb space with a walk-in wardrobe and bathroom with double sinks and separate bath and shower. The bedroom suite to the top floor is notable, it spans the floor and benefits from large windows at either end.



Approximate Gross Internal Floor Area
 Main House 4645 sq. ft / 431.50 sq. m
 Outbuilding 1979 sq. ft / 183.9 sq. m
 Total 6624 sq. ft / 615.4 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Outside

Adventure is accessed via electric gates onto a driveway with plentiful parking in addition to the garaging. The gardens and grounds are a particular highlight, much enhanced by our clients during their ownership. They acquired a neighbouring paddock in 2018 which is now open to the gardens, and added the building containing the indoor swimming pool, garaging, and gym above in 2013/14. The house boasts wonderful entertaining potential with the large stone paved terrace which lines the rear of the property and is additionally accessible from the pool via bi-folding doors. There are also plentiful lawn areas for children to play.

Services

We are advised by our clients that the property has mains water and electricity with oil-fired central heating and private drainage (septic tank).

Directions

Postcode: GU30 7SU

What3Words: skylights.fortunate.commander



Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Property information

Tenure: Freehold

Local Authority: East Hampshire District Council

Council Tax: Band H

EPC Rating: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated July 2024. Photographs and videos dated July 2024.

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