



**Hooke Court, Liphook,
Price Guide £625,000 Leasehold**

10 HOOKE COURT
LIPHOOK GU30 7GF

Price Guide £625,000

- Impressive overall size approaching 1400 sq ft

Welcoming development with excellent facilities

Ownership of garage and use of communal parking

Quite possibly the best presented home on entire development
- Available with no onward chain, fast move possible

Direct access out to private rear patio area and garden beyond

Thriving social community

All aspects of visible fittings upgraded from new



Liphook square 1 mile

Liphook Station 1.4 miles

Haslemere 5 miles

Farnham 12.6 miles

Guildford 17.2 miles

THE PROPERTY

Type your text here



THE GROUNDS

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SITUATION

The property has a 24 hr emergency call system, domestic help 1 hour per week and the laundering of one set of bed linen per week covered by the service charge. There is village transport with a vehicle that gives access to the centre of Liphook. The Club House offers its own restaurant, bar, library, games room where residents enjoy snooker and bridge, swimming pool and small gymnasium. The active Residents' Association run the bar and organise various activities including trips on the river, theatre visits, black tie dinners, barbeques and much more. Periodically during the week there is a shop selling basic items. There is also a Guest Suite in the Club House which can be reserved for a small charge.

The private development is tucked away in its own wonderful grounds yet is very accessible to the A3 which gives access to London, the M25, and the South coast. Liphook centre is only a short distance away with its mainline station connecting to Waterloo in just over the hour. Liphook has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, several public houses. Liphook also boasts The Living Room Cinema. There are also excellent sporting facilities nearby including Old Thorns Golf & Country Club, Liphook Golf Club, and Champneys Forest Mere.

Leasehold: Balance of 125 year lease remaining (107 years). Ground Rent: House £250 & Garage £25 per year. Service Charge from £8972 per year.

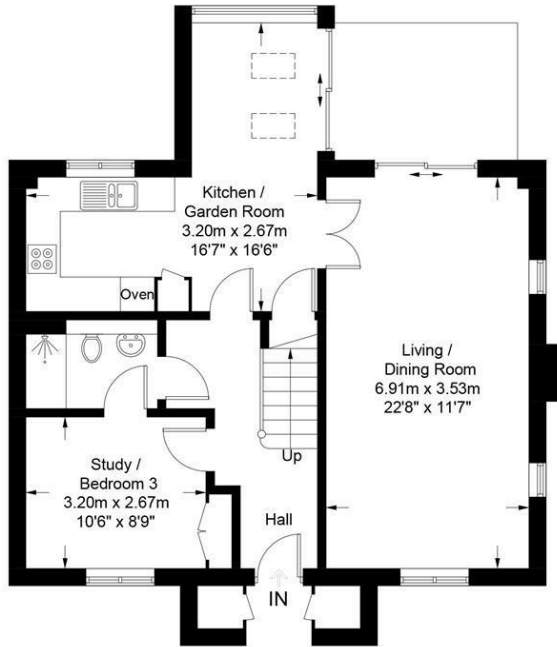
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

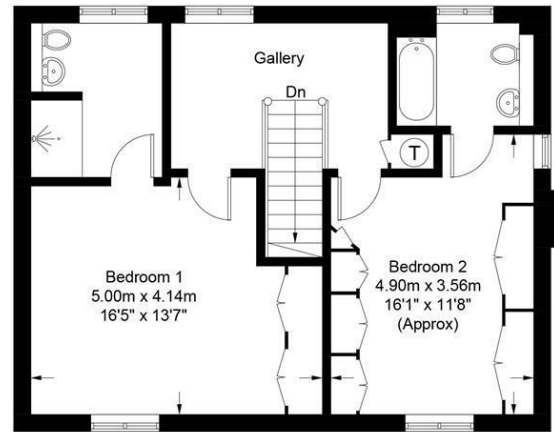
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

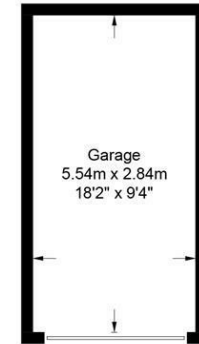
Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft
 Garage = 15.8 sq m / 170 sq ft
 External Cupboards = 1.2 sq m / 13 sq ft
 Total = 144.2 sq m / 1552 sq ft



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. (ID1209988)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating

30th July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(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 	

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DIRECTIONS

From Liphook village centre, take the London Road towards Bramshott and A3. After approximately 0.5 miles turn right into Hewshott Lane and then right again into the Bramshott Place development (King Georges Drive). Pass the club house on your right and turn into Hooke Court. Number 10 is found on the left 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

