



Hunterswood, Liphook, Hampshire  
Price Guide £499,950 Freehold

**5 HUNTERSWOOD  
LIPHOOK HAMPSHIRE GU30 7ZF**

**Price Guide £499,950**

|                                      |                              |
|--------------------------------------|------------------------------|
| Tucked away desirable house          | Small attractive development |
| Hall & cloakroom                     | L shaped living/dining room  |
| Well equipped kitchen/breakfast room | Principal bedroom suite      |
| 2 further bedrooms                   | Family bathroom              |
| Parking for 2 cars                   | Sizeable rear garden         |

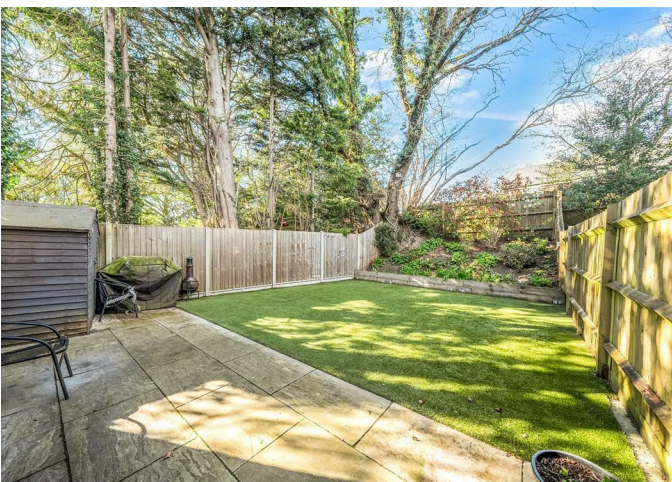
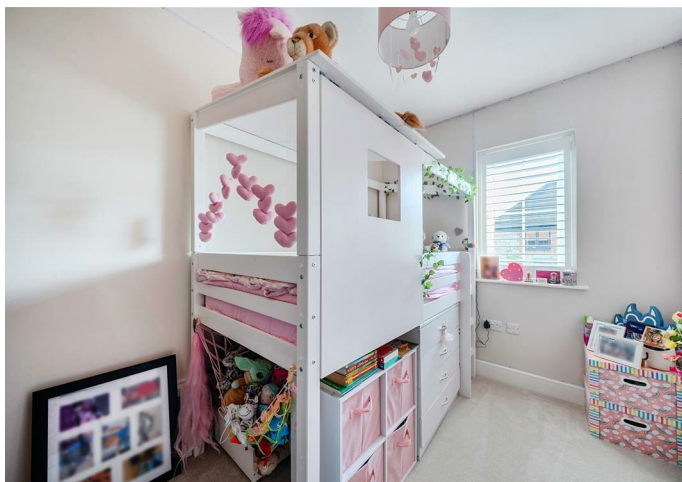


**A fine family home set in an  
exclusive development within  
walking distance of Liphook  
centre and its well regarded  
schools**

**THE PROPERTY**

Built to a high specification in 2020 by Project 26 homes, this attractive family home is set in an enviable location within this exclusive close of just 9 properties.

The house has ground floor underfloor heating & oak doors throughout. There is a s entrance hall with storage and cloakroom, the L-shaped living room/dining room backs onto the rear garden with access through patio doors. The kitchen is well equipped with shaker style units and breakfast bar. It incorporates natural quartz worktops and integrated appliances. The principal bedroom is tastefully presented and has full width built-in wardrobes with access to the ensuite shower room. There are two further bedrooms and family bathroom. The property benefits from the remainder of the 10 year BLP warranty.



## THE GROUNDS

To the side of the house there is parking for two cars and access to the rear garden which enjoys high degree of privacy. Immediately adjoining the house is a stone patio beyond which is an artificial lawn. At the foot of the garden there is a retained sloping flower border which is a well stocked

## SITUATION

The property lies close to the village centre and is well-placed for all the areas many facilities. Liphook itself offers a good range of shopping, educational and leisure amenities, including a Sainsburys supermarket, schools for all age groups including the highly regarded Bohunt Academy, Sixth Form senior & Liphook Infant & Junior. There are various sporting clubs. Liphook mainline station provides services on the London Waterloo to Portsmouth line, whilst the A3 can be accessed at nearby Griggs Green. Nearby is The South Downs National Park with walks along the Shipwrights Way and up to Weavers Down very close. There is a fine selection of pubs and restaurants as well the reputable Living Room Cinema, and golf, Spa & gym at the nearby Old Thorns Hotel and Country Club.

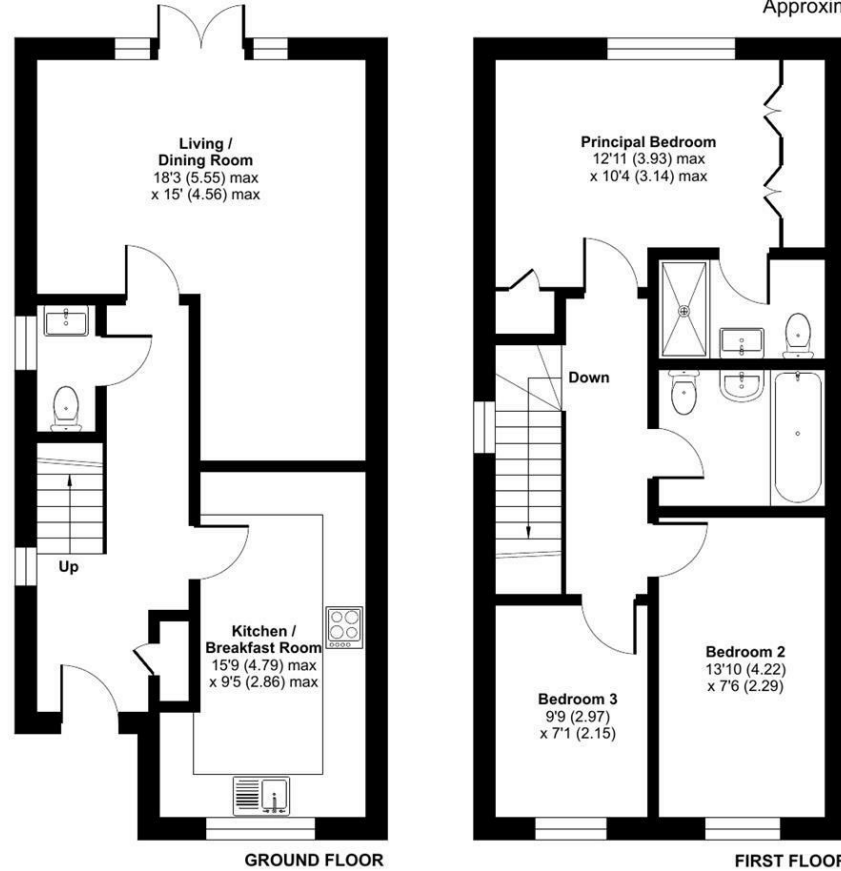
Liphook Square – 0.6 miles  
 Railway Station – 1.2 miles  
 Bohunt School – 0.5 miles  
 A3 Junction – 0.7 miles  
 Haslemere - 4 miles  
 Guildford - 15 miles  
 M25 Wisley Junction - 25 miles



## Hunterswood, Liphook, GU30

Approximate Area = 1007 sq ft / 94 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2026. Produced for Clarke Gammon. REF: 1439052

LOCAL AUTHORITY  
EHDC

COUNCIL TAX  
Band D

SERVICES  
Mains water, electricity, mains drainage  
gas central heating

18th August 2026

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 87        |
| (69-80) C                                   |                         |           |
| (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 HASLEMERE OFFICE

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### DIRECTIONS

From the centre of Liphook proceed along the Longmoor Road for approximately 0.6 of a mile where Hunterswood will be found on the right. Number 5 is at the back 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

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