



Longmoor Road, Liphook,  
Hampshire GU30 7NZ.

CLARKE  GAMMON  
1919



118 LONGMOOR ROAD, LIPHOOK, HAMPSHIRE GU30 7NZ.

## Freehold

This exceptional five-bedroom detached home immediately captures attention with its unique blend of tile-hung and coloured render exterior. A standout feature is the dramatic floor-to-ceiling glass hallway, paired with a reclaimed square-panel front door in an uplifting lemon yellow – an inspired design that sets the tone for the rest of the property.

Spanning nearly 2,350 sq ft across two generous floors, the home is thoughtfully designed with a light and airy aesthetic throughout. Crisp white walls and light oak flooring create a timeless, elegant feel across all living spaces. The entrance hallway is a showstopper, featuring a double-height void and a striking galleried landing, allowing natural light to pour in through the expansive glass façade. From here, there is access to all ground floor rooms, as well as the staircase leading to the first floor.

To the rear of the property, you'll find the impressive main reception area, which stretches an impressive 33'7" x 23'6". This open-plan space incorporates the kitchen, dining, and living zones, designed to flow seamlessly for modern family living and entertaining. Twin sets of bi-fold doors open onto the rear patio and garden, further enhancing the indoor-outdoor lifestyle. A provision has been made for the future addition of a wood-burning stove, offering potential for cosy enhancements. The kitchen is finished in a contemporary colour palette, complemented by chrome fixtures and black granite worktops. High-spec appliances include a Rangemaster oven, integrated microwave, dishwasher, and an American-style fridge/freezer. At the front of the property, two further spacious reception rooms provide excellent versatility – currently styled as a snug and a study – perfect for relaxation or working from home. A practical utility room and cloakroom complete the ground floor accommodation.

- Impressive five-bedroom detached home with premium finishes throughout
- Striking tile-hung façade and dramatic full-height glass entrance hall
- Bespoke open-plan kitchen seamlessly connecting to the main living and dining areas
- Three en-suite bathrooms, a family bathroom, and a downstairs cloakroom
- Luxurious principal bedroom with en-suite and fully fitted walk-in dressing room
- Beautifully landscaped, established gardens to the front and rear
- Located in Liphook, surrounded by stunning countryside and independent village shops
- Fast train service to London Waterloo in just over an hour
- Close to highly regarded local schools and excellent access to the South Downs
- Just 1 minutes drive or 10 minutes walk from the village centre

### CG LIPHOOK

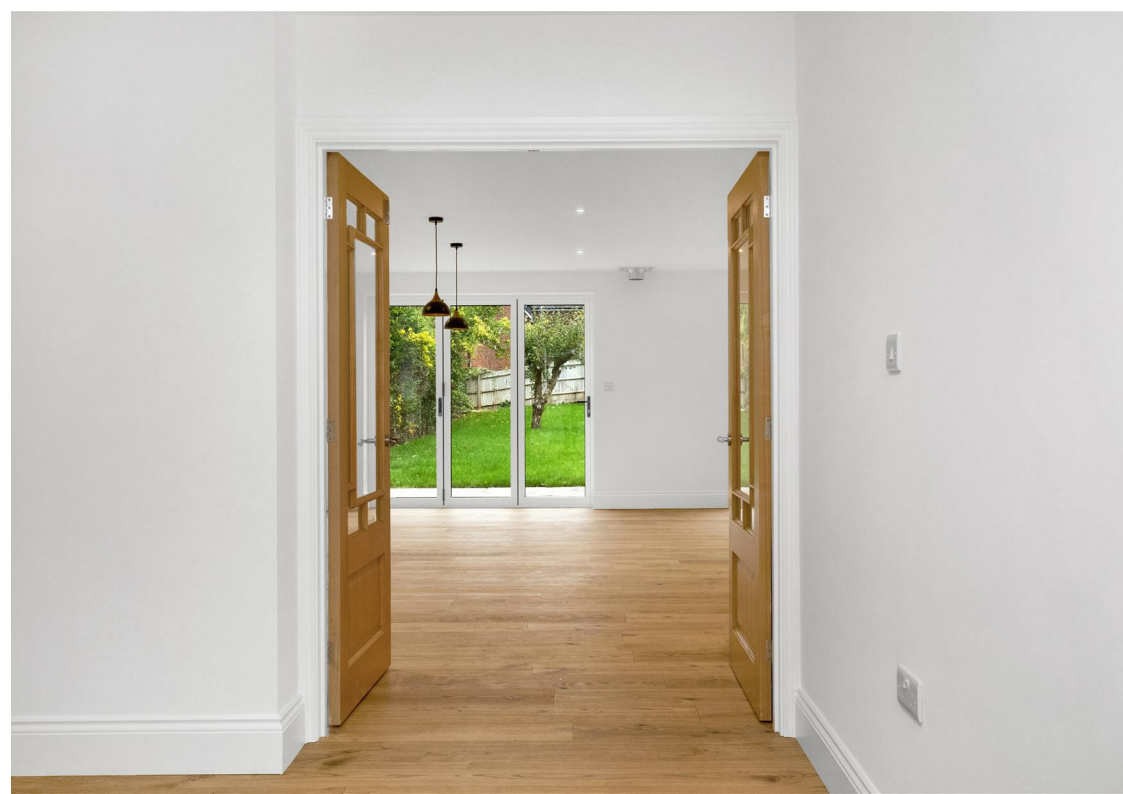
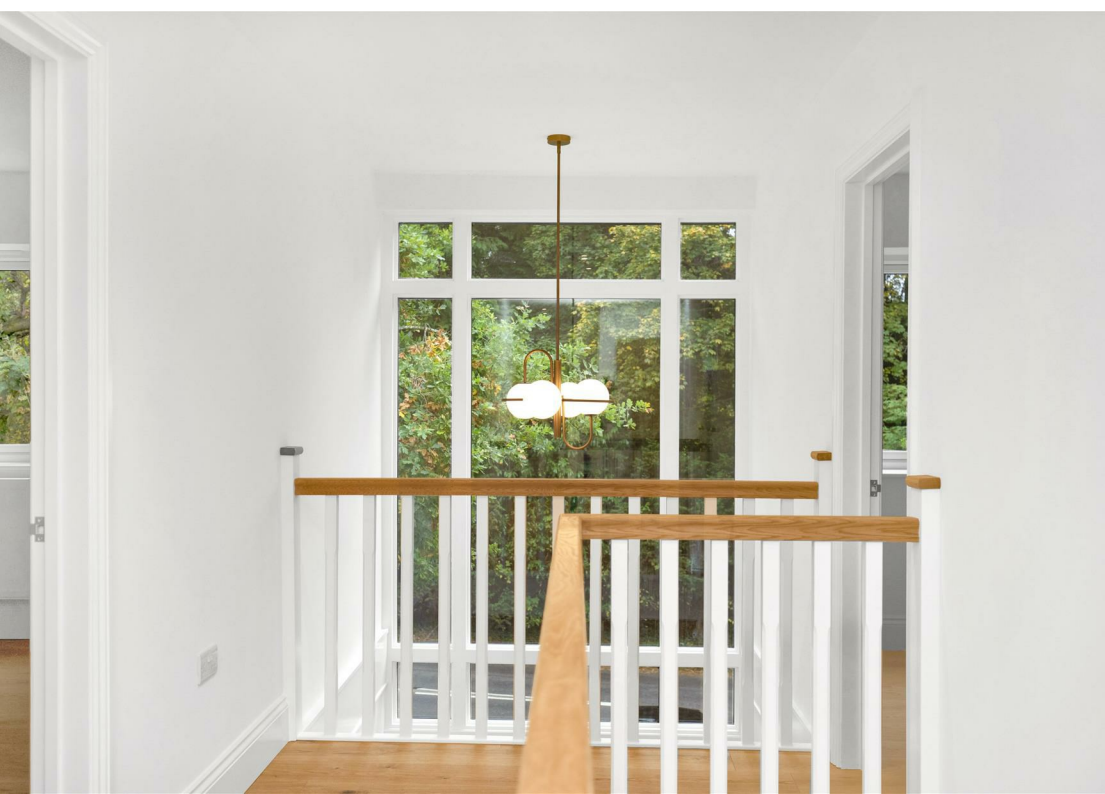
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Local Authority: EHDC-Tax Band currently TBC  
Services: Mains Electricity, Gas, Water and Sewerage















Upstairs, the first floor hosts five generous double bedrooms, three of which benefit from en-suite bathrooms. Bedrooms four and five share the stylish family bathroom. The primary suite is a luxurious retreat, measuring 22'3" x 12'10" overall and featuring a en-suite and a bespoke walk-in dressing room, fully fitted with hanging space, shelving, and drawers.

To the front, the home is approached via a shingle driveway bordered by neat lawns, with a sandstone patio offering a warm welcome to guests. The rear garden is a true highlight, extending to approximately 100 ft. It features a full-width patio perfect for entertaining, leading to a freshly laid lawn. Mature planting provides natural screening, with new fencing added where needed to ensure privacy and security.

Liphook village centre has great facilities including the highly thought of Living Room

Cinema, a range of well-regarded public houses, restaurants, cafeterias and Sainsburys supermarket. Also nearby is Liphook mainline station offering fast and frequent trains to Waterloo in just over the hour. Also within easy access is the co-op store with a post office, the infant and junior school and Bohunt academy. The access to the A3 is close by providing excellent communication to South coast and the M25 which leads to both Heathrow and Gatwick airports. There are many country walks at Iron Hill, Wheatsheaf Common, Chappell Common. There are excellent sporting facilities including the neighbouring Old Thorns Golf and Country Club, and Liphook Golf Club.






## DIRECTIONS

From Liphook Village Centre, proceed along the Longmoor Road passing Bohunt School on the left and The Avenue on the right. Continue along the road, and just before the roundabout, our property will be found set back on the right hand side.

19th January 2026

**Bohunt School 0.5 miles**  
**Liphook mainline station- 1.2 miles**  
**Liphook square – 0.8 miles**  
**Guildford -17.0 miles**  
**Farnham (via A287) - 12.4 miles**  
**Haslemere - 5.0 miles**

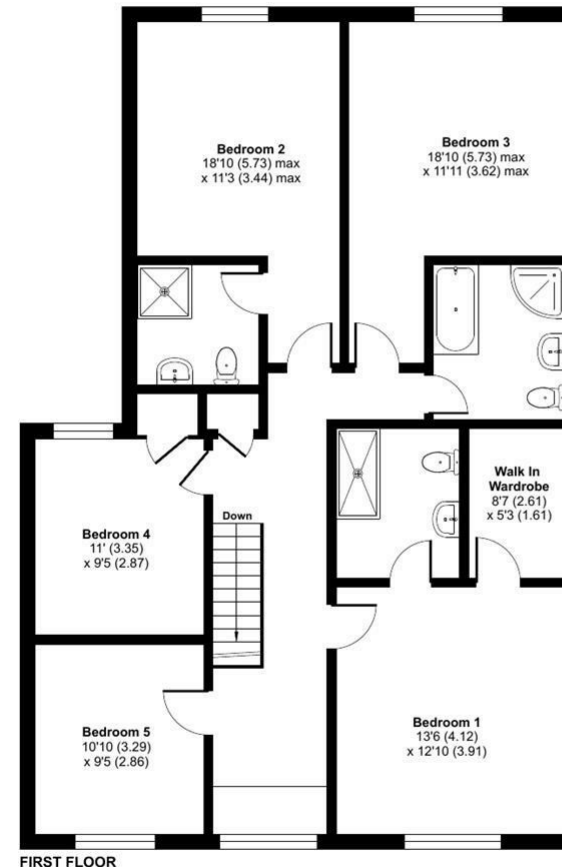
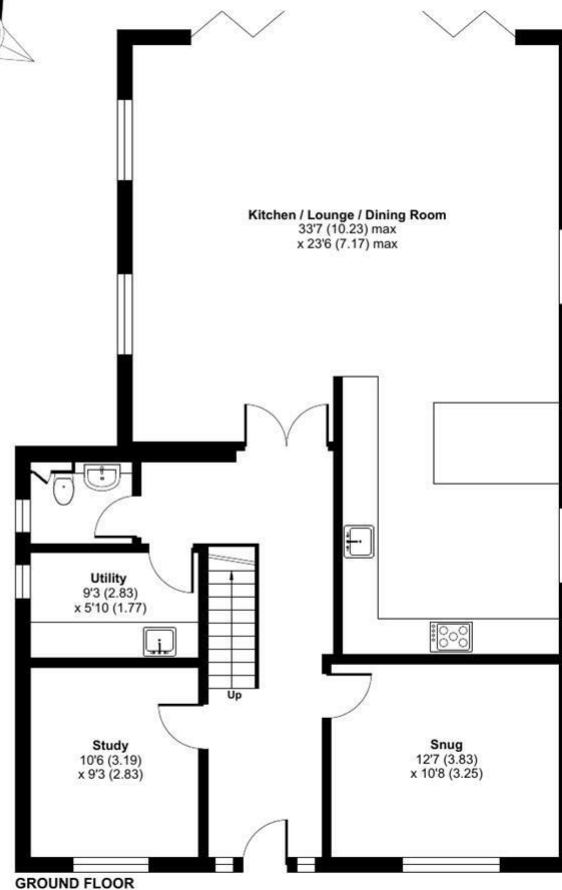
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



# Longmoor Road, Liphook, GU30

Approximate Area = 2348 sq ft / 218.1 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). © nchecon 2025. Produced for Clarke Gammon. REF: 1365863

## 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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