



**Flat 18, Cavendish House, 3-4 Tudor Court, Bramshott Place,  
Liphook, GU30 7GL. Guide Price £475,000 Leasehold.**

CLARKE  GAMMON  
1919

# Flat 18, Cavendish House,

3-4 TUDOR COURT, BRAMSHOTT PLACE, LIPHOOK GU30 7GL.

Guide Price £475,000 Leasehold.

A wonderful opportunity to acquire a light and spacious 1st floor apartment which is situated in the highly desirable and sought after Bramshott Place, This retirement village offers considerable facilities and wonderful grounds and most importantly, there is a real community spirit.

The accommodation is extremely spacious. The front door opens to a large hallway with storage cupboards. This leads to the spacious living/dining room which is flexible and has a glazed door leading onto an external balcony. Adjoining the living room is a pair of glazed doors opening to a well-equipped & tastefully presented kitchen, with full range of units, electrical appliances and granite worktops. The master bedroom is an undoubted feature with a wide entrance and two built-in wardrobes, a feature bay window along with a beautifully presented ensuite shower. There are two further double bedrooms one of which could easily be used as a study or dining room. There is a separate bathroom with a luxurious white suite.

A short walk away is the developments Club House with all the facilities, beyond which is the open parkland and beautiful gardens designed by an award-winning landscape architect. The apartment has a 24 hr emergency call system, and it also has 1hr weekly domestic help, including bed linen laundry, all of which is covered by the service charge. A small maintenance team look after the apartment, again covered by the service charge. Village transport operates with a vehicle that gives access to supermarkets, town centres and planned excursions.

The Club House offers its own restaurant and bar, serving high quality cuisine. There is a heated swimming pool with a fully equipped gymnasium. There is a library, games room and a communal entertainment room, where regular social events take place. The convenient onsite shop, for essentials, is open periodically during the week.

- **Prestigious Retirement Village**
- **Large Living/dining room with balcony off**
- **Master bedroom with Bay window & en-suite**
- **Bathroom**
- **Impressive leisure facilities**
- **Spacious first floor apartment**
- **re-fitted quality Kitchen**
- **2 further double bedrooms (3 in all)**
- **under floor heating**
- **Extensive communal parking and grounds**

## CG LIPHOOK

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**Local Authority:** Tax Band D

**Services:** All Main Services

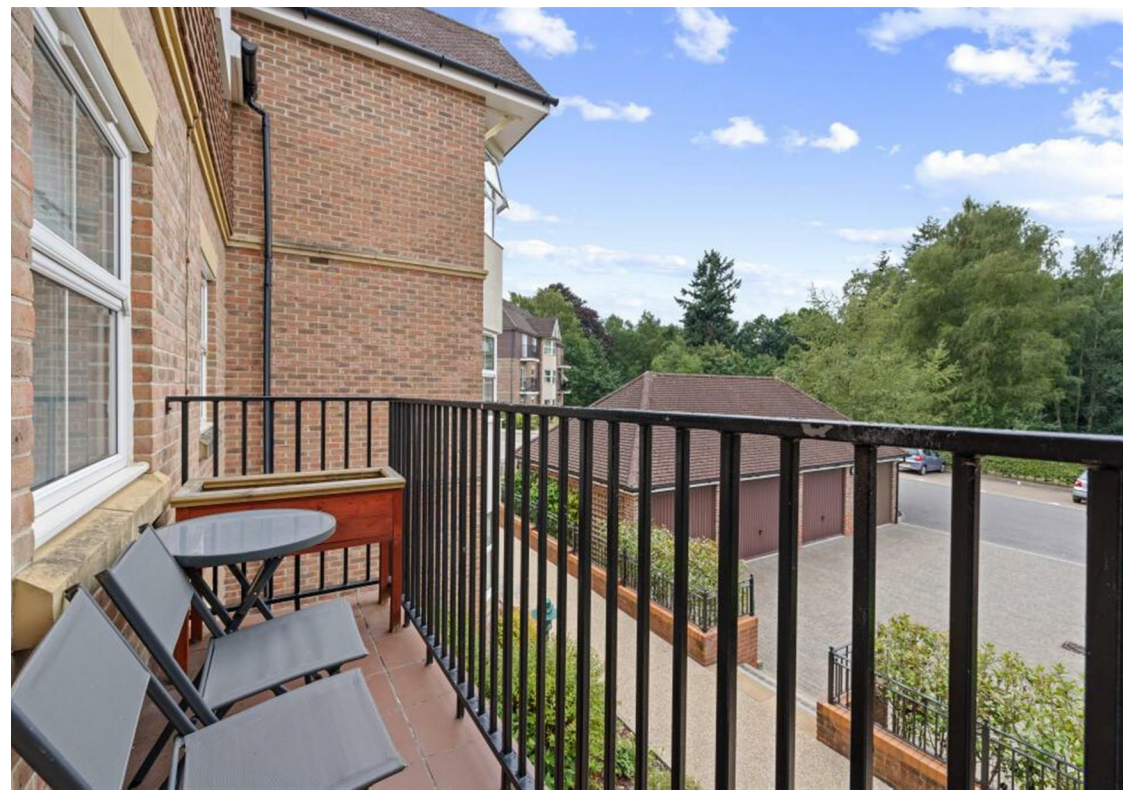
















## SITUATION

The development is tucked away essentially 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. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill,

Wheatsheaf Common and Chapel Common.

There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.





DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott where the entrance to Bramshott village will be found also on the right. Drive beyond the Club House and turn right. Cavendish House is on the far side on the right.

**The Lease:** The remainder 125 years from 2008. The service charge from 1st January 2026 will be: £9,832 per year for single, £10,816 for Double occupancy. There are additional costs involved when the property is sold.

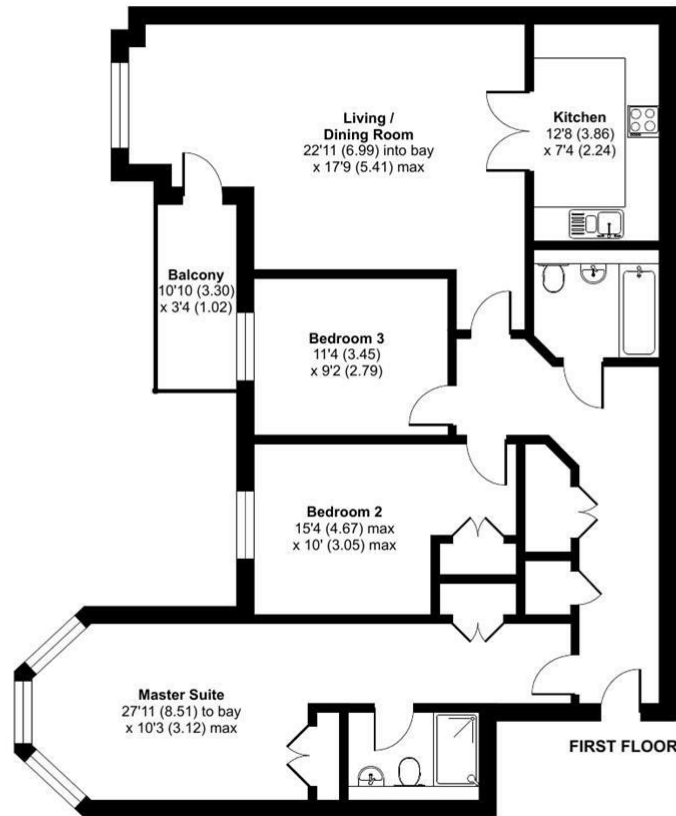
- Guildford - 17.2 miles
- Liphook mainline station - 1.4 miles
- Liphook square - 1 mile
- Farnham (via A287) - 12.6 miles
- Haslemere - 5.9 miles

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   | 85      | 85                                                                                                            |
| (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  |

## Tudor Court, Liphook, GU30

Approximate Area = 1201 sq ft / 111.5 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 2026. Produced for Clarke Gammon. REF: 1409467

### 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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