



**5 Hunterswood, Liphook, Hampshire, GU30 7ZF. Hampshire
Guide price Price Guide £499,950 Freehold.**

CLARKE  GAMMON

5 HUNTERSWOOD
LIPHOOK, HAMPSHIRE, GU30 7ZF.

Guide 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

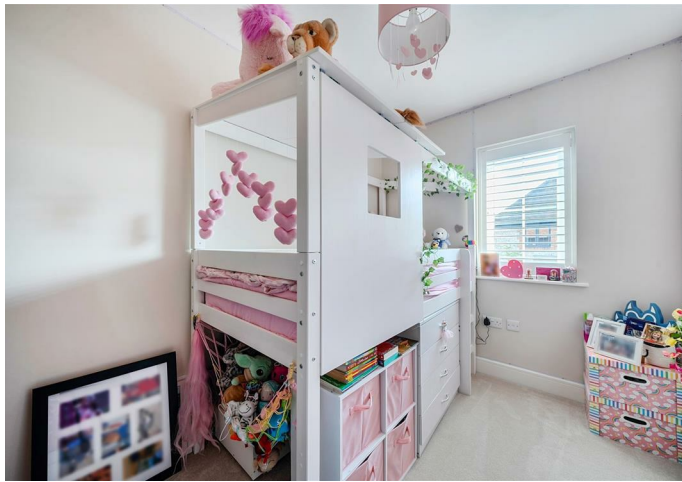


A fine family home set in an exclusive development within walking distance of Liphook centre and its well regarded schools

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 an 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.



Outside

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

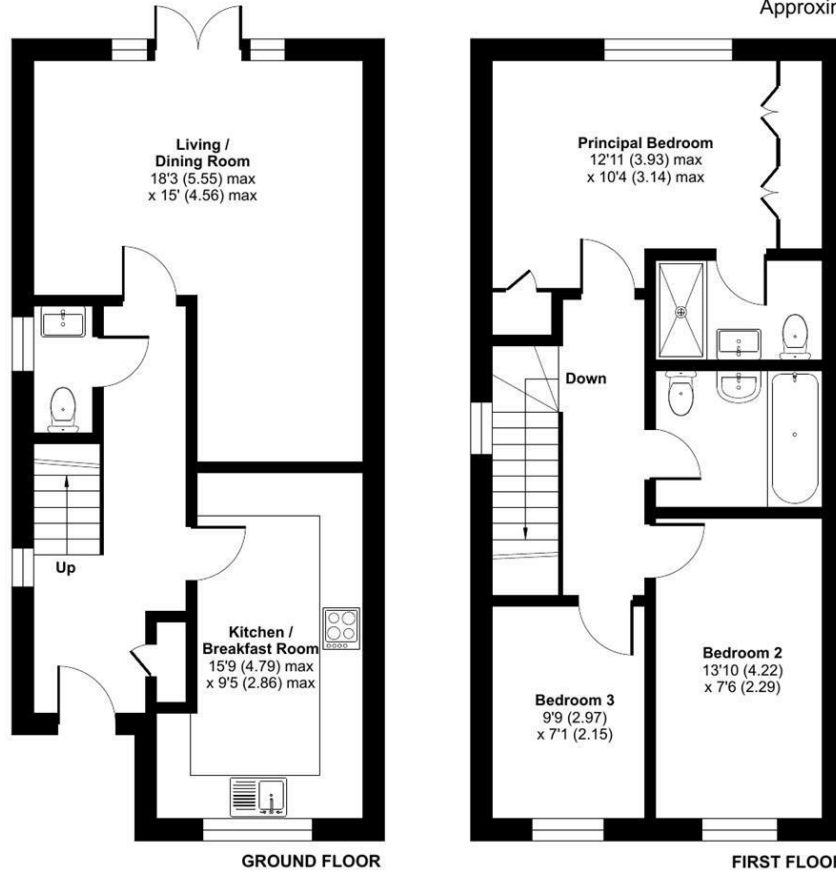
Guildford - 15 miles

M25 Wisley Junction - 25 miles

Hunterswood, Liphook, GU30

Approximate Area = 1007 sq ft / 94 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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

LOCAL AUTHORITY
EHDC

Council Tax
Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

13th April 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 LIPHOOK 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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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