



Heron Way, Liphook, Hampshire
£202,300 Leasehold

CLARKE  GAMMON
1919

41 HERON WAY
LIPHOOK HAMPSHIRE GU30 7EN

£202,300

Chain Free Sale

Built in 2023 and presented
as Nearly New

Allocated Parking space

Open plan Living to ground
floor

Quality bathroom
specification and downstairs
W/C

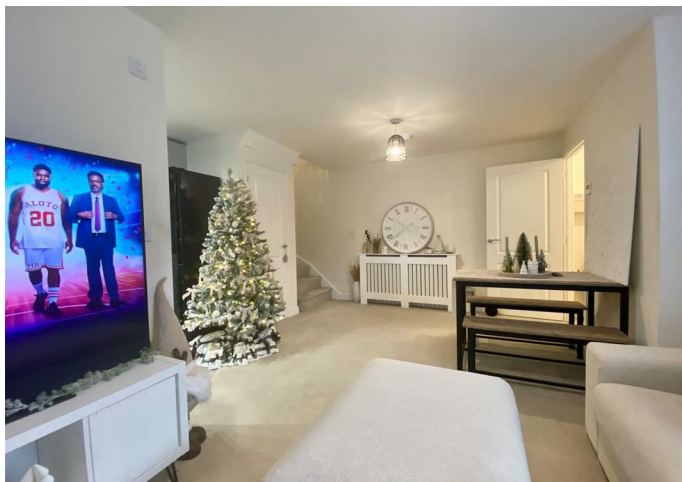
Full or Partial Ownership
Available



A nearly new, 2023 quality home which is faultlessly presented across its two floors. Classically known as a 'cluster house' this design often proves popular with those buying one of their first homes, or seeking a slightly smaller and more economical option.

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

The property is conveniently located between Liphook village centre and the Griggs Green area. Liphook itself is within walking distance and offers excellent amenities, including schools for all ages, local and national shops such as Sainsbury's, a cinema, and a mainline railway station. The area also boasts a variety of recreational facilities, fine pubs, restaurants, and the nearby Old Thorns Country Club & Hotel, which features a renowned golf course and spa. Additionally, there's a fantastic network of footpaths and walking routes, including the Shipwrights Way and Weavers Down. Liphook's surrounding natural beauty, much of which lies within the South Downs National Park or is owned by the National Trust, makes it a perfect location for nature enthusiasts.

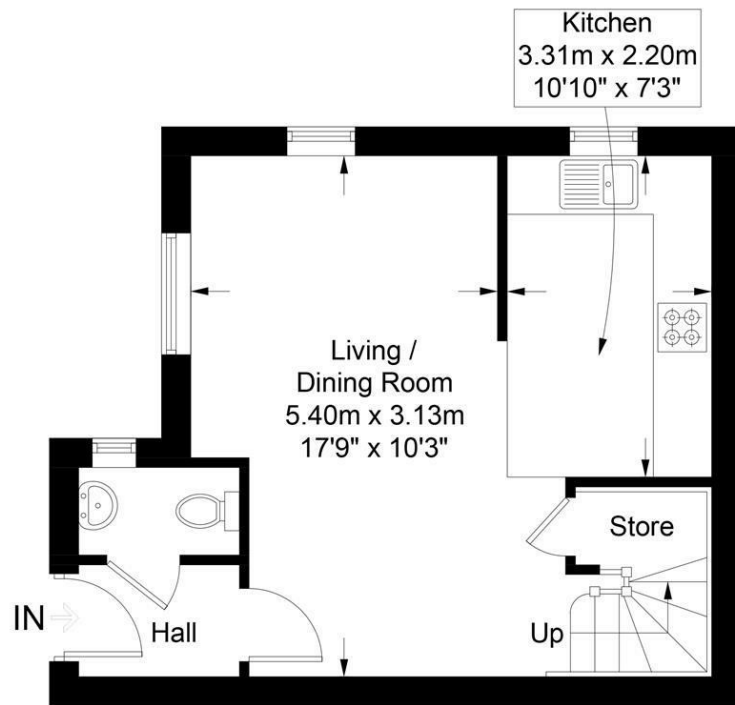
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

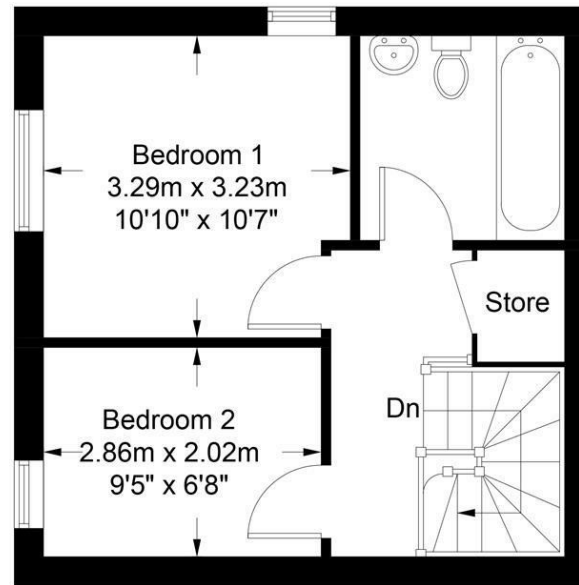
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1264355)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC


COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating

31st December 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

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DIRECTIONS

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

