



20 Edmonton Way, Liphook  
Hampshire GU30 7TG

CLARKE  GAMMON

20 EDMONTON WAY  
LIPHOOK GU30 7TG

## Freehold

1326 sq. ft of  
accommodation over 3  
floors

Modern Taylor Wimpey  
home built in 2016

Living/dining room with  
double doors to rear garden

Parking for two cars

High specification  
throughout

Just minutes' walk to station,  
shops and schools

Whole top floor dedicated to  
primary en-suite bedroom

Attractive southerly aspect  
garden



Offering a great amount of  
accommodation over three floors  
and perfectly positioned for the  
village centre and station.

### THE PROPERTY

A beautifully presented modern four-bedroom, two-bathroom mid-terraced home, finished to a high standard and offering generous living space. Ideally located in the heart of Liphook village, this property combines style, comfort, and convenience.

Set over three well-designed floors, the accommodation begins with a welcoming entrance hall leading to a spacious living/dining room with double doors opening onto the rear garden. A convenient downstairs WC and a high-specification kitchen—complete with contemporary units and integrated appliances—complete the ground floor.

The first floor features three well-proportioned bedrooms and a stylish family bathroom. Two of these bedrooms are large enough to accommodate double beds with ease. The top floor is dedicated to a truly impressive primary suite, which includes fitted bespoke wardrobes and a modern en-suite shower room.



## THE GROUNDS

Outside, the property benefits from two allocated parking spaces to the front. The southerly facing rear garden is fully enclosed with close-board timber fencing and features a paved patio, lawn area, storage shed, and a rear access gate. There are well stocked colourful flower beds which straddle an area of lush lawn.

## SITUATION

Edmonton Way is positioned just behind the millennium green, an extensive green open space which offers easy access to local amenities, including a Sainsbury's supermarket. The mainline station is just a short walk away, offering fast and frequent trains to Waterloo in just over an hour. Nearby, you'll find beautiful countryside perfect for walking, with Iron Hill, Wheatsheaf Common, and Chappell Common all within reach. The village centre recently welcomed a popular living room cinema and boasts a variety of shops, cafes, and well-regarded pubs. The area is known for its excellent educational options, including outstanding infant and junior schools, as well as the highly rated Bohunt Academy. Established private schools, such as Churcher's College and Highfield and Bookham, are also conveniently accessible. For sports enthusiasts, the area offers a range of facilities, including junior and senior football, cricket, Liphook Bowls Club, and golf at both Liphook Golf Course and Old Thorns Golf and Country Club.

Liphook Station-5 minutes' walk

Bohunt School-10 minutes' walk

A3 junction at Griggs Green-1.3 miles

Guildford-18 miles

Haslemere-4 miles

London Heathrow-38 miles

Approximate Gross Internal Area = 123.2 sq m / 1326 sq ft  
 Shed = 4.0 sq m / 43 sq ft  
 Total = 127.2 sq m / 1369 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1240993)  
 Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band G

**SERVICES**

Mains water, electricity, mains drainage  
 gas central heating

3rd March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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	

**CG LIPHOOK OFFICE**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**

From our office in the centre of Liphook proceed along the Midhurst Road and turn right at the first roundabout and left at the second roundabout into Canada Way. Edmonton Way is on the right hand side. Follow the road towards the end where our property will be found.

**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

