



King George's Drive, Liphook, Hampshire
Price Guide £350,000 Leasehold

25 CAVENDISH HOUSE KING GEORGE'S DRIVE
LIPHOOK HAMPSHIRE GU30 7GL

Price Guide £350,000

- Prestigious retirement village

Double access Living room with direct access to patio and grounds

Master bedroom suite

Bathroom

Impressive leisure facilities in Club House
- Lower ground floor apartment

Well fitted and equipped kitchen

Further bedroom with range of wardrobes

Under floor heating

Extensive communal parking & grounds



THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

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.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

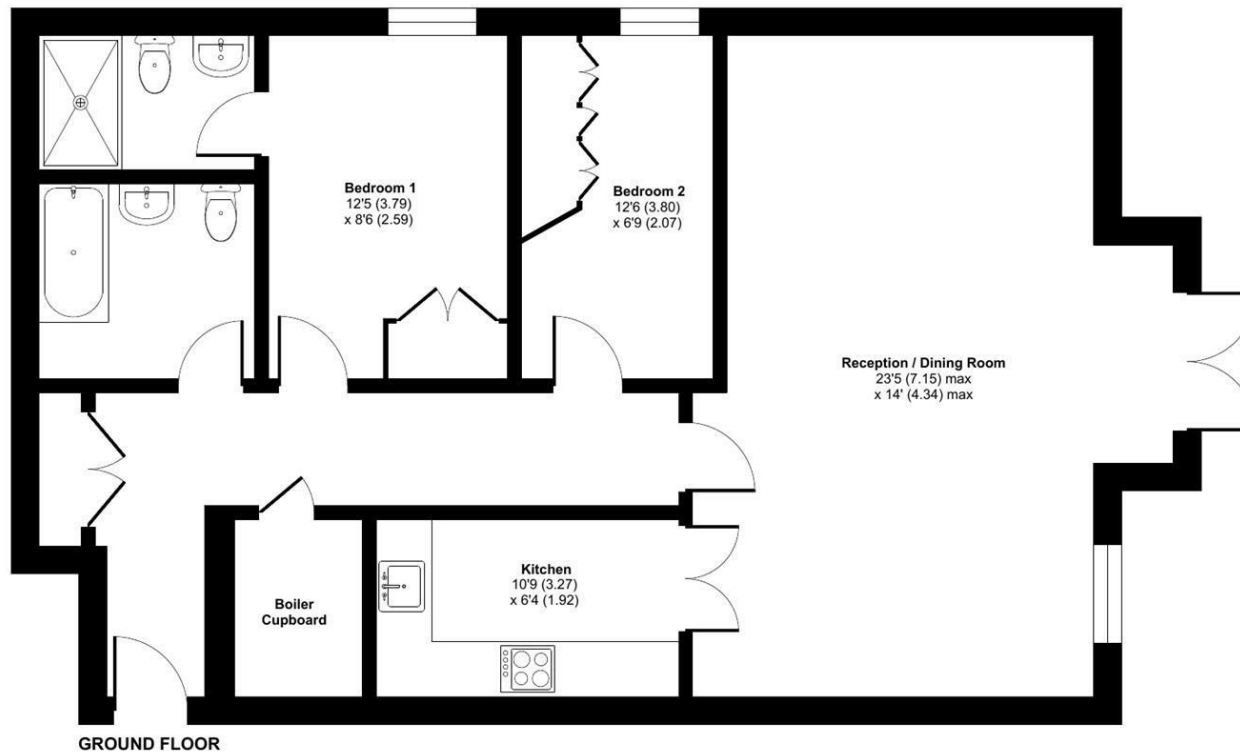
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Tudor Court, Liphook, GU30

Approximate Area = 887 sq ft / 82.4 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). © n°chemcom 2026. Produced for Clarke Gammon. REF: 1471559

LOCAL AUTHORITY

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
gas central heating

30th July 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 HASLEMERE OFFICE

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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 past the club house and Cavendish house will be found 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

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

