



**Flat 4 Morton House, St. George's Drive, Bramshott Place,
Liphook, Hampshire, GU30 7FZ. Price £299,950 Leasehold.
Hampshire**

CLARKE  GAMMON

Flat 4, Morton House, St. George's Drive, Bramshott Place, Liphook, Hampshire, GU30 7FZ. Price £299,950 Leasehold.

An impressive tastefully presented ground floor apartment offering Light and spacious accommodation forming part of the established and highly regarded retirement village.

Morton house is the first apartment building that was constructed in 2008 and is very popular. This particular apartment is on the ground floor. It has a spacious Hall with light wood flooring, a storage cupboard and an airing cupboard, and it gives access to the spacious lounge/dining room, with a bay window and a pair of doors that lead out to its own Sun terrace and views over adjoining lawn. At the end of the lounge area, there is an opening to the kitchen which is well equipped with granite worktops, based cupboards and drawers and full range of electrical appliances. The principal bedroom has a double built-in wardrobe cupboard and a spacious en suite bedroom. Bedroom 2 also has a double built-in wardrobe. There is a large separate bathroom with full suite. The grounds are communal and this particular apartment has its own garage in a close by block.

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 24 hrs emergency call system, and it also has domestic help 1 hr weekly. There is also bed linen laundry all of which is covered by the service charge. There is a small maintenance team who look after the apartment, again covered by the service charge. There is village transport with a vehicle that gives access to supermarkets, town centres and planned excursions.

The Club House offers its own restaurant and bar, there is a swimming pool facility with fully equipped gymnasium. There is a library, a games room and a communal entertainment room. Periodically during the week there is a shop available.

- **Excellent ground floor apartment**
- **Double aspect lounge/dining room**
- **Principle bedroom suite**
- **Large bathroom**
- **Garage in block**
- **Light & sunny living accommadation**
- **Well equiped kitchen**
- **2nd bedroom with fitted wardrobes**
- **Own sun terrace**
- **Beautiful communal grounds**

CG REGIONAL OFFICE

72 HIGH STREET HASLEMERE GU27 2LA

T: 01428 728900 or 664800

E: steve.cook@clarkegammon.co.uk

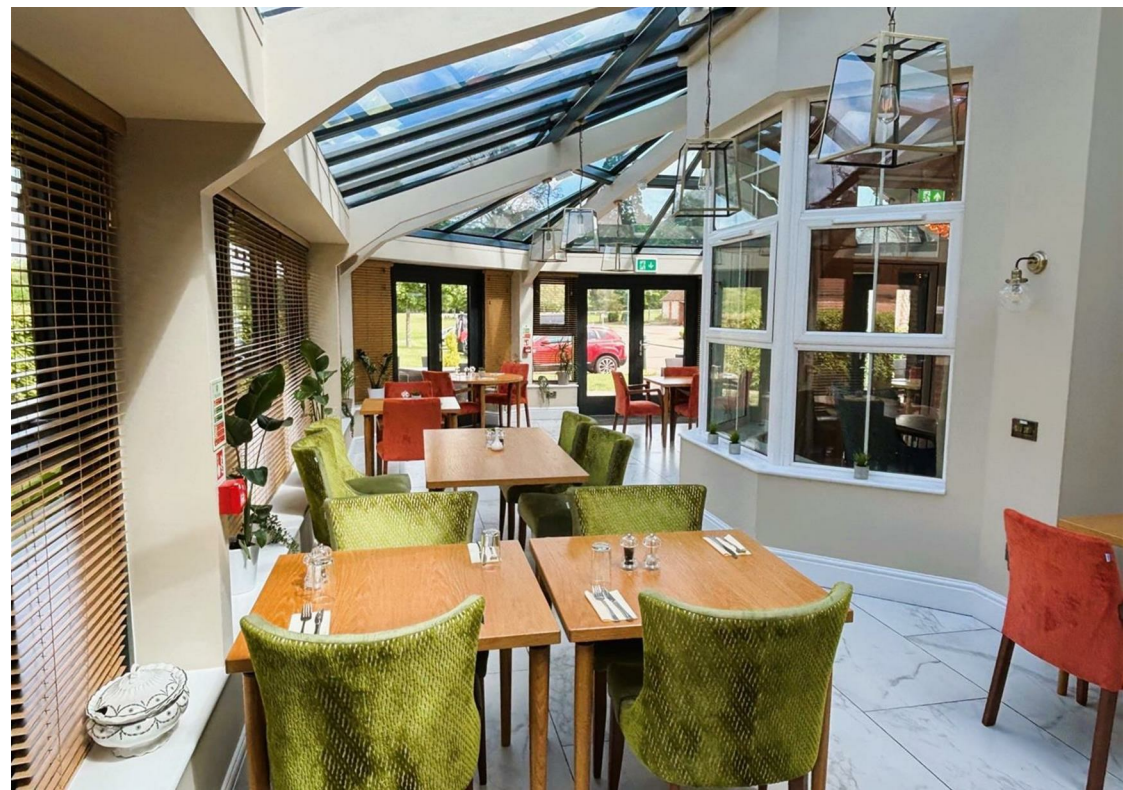
www.clarkegammon.co.uk

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. proceed along the drive and Morton House will be found on the left. 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.

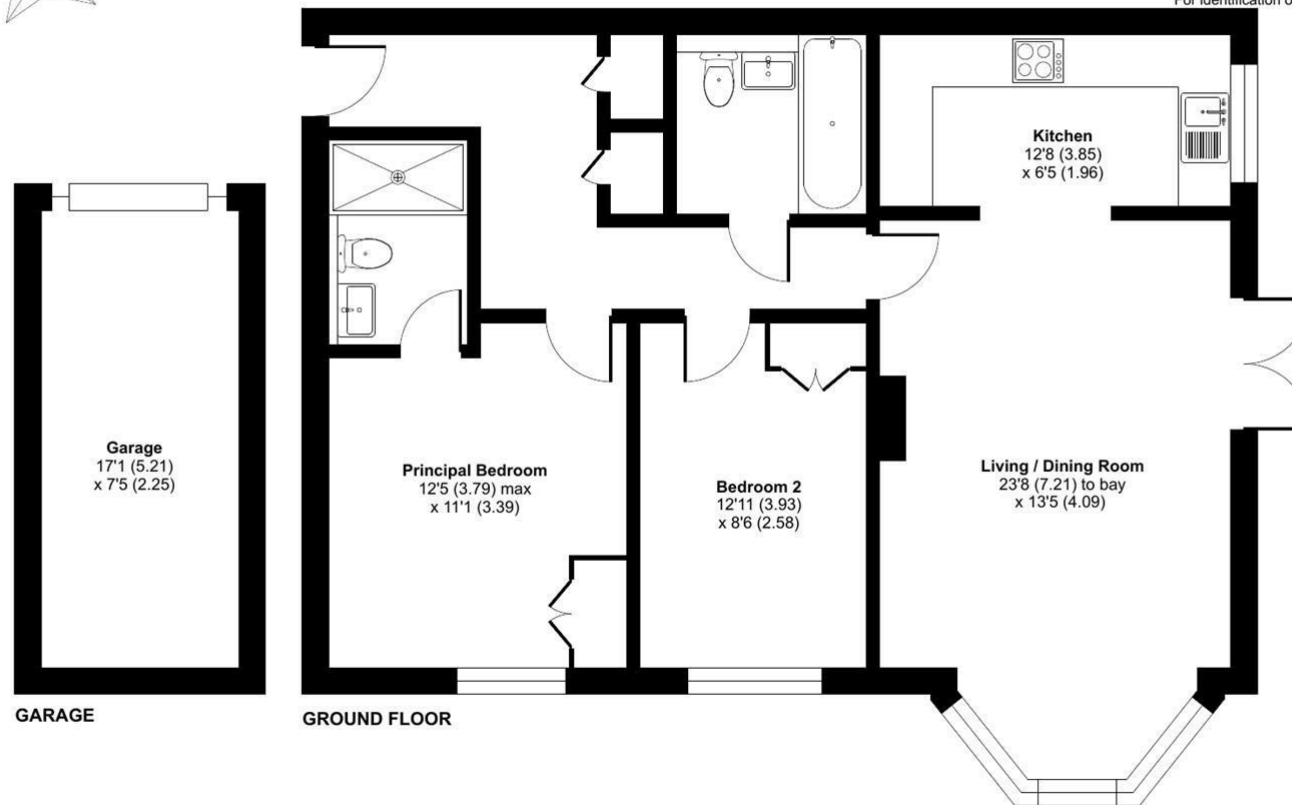
Guildford - 17.2 miles
Liphook mainline station - 1.4 miles
Liphook square - 1 mile
Farnham (via A287) - 12.6 miles
Haslemere - 5.9 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

King George's Drive, Liphook, GU30

Approximate Area = 826 sq ft / 76.7 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 952 sq ft / 88.4 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). © nichecom 2026
Produced for Clarke Gammon. REF: 1487310

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

