



11 Ludshott Manor, Woolmer Lane, Liphook, Hampshire
Price Guide £740,000 Leasehold.

WOOLMER LANE LIPHOOK HAMPSHIRE GU30 7RD

Price Guide £740,000 Leasehold

This apartment is arguably the most impressive throughout the whole development, it is part of the grade 2 listed section, it occupies an elevated position and every room has impressive wide, and distant views over the park like grounds and open countryside beyond. The entrance hall is spacious and provides a seating area, and leads to the elegant L-shaped drawing room/dining room they both offer high ceilings and wonderful proportions. The drawing room offers an operational open fireplace, and off the dining room, is the kitchen/breakfast room which is comprehensively equipped and fitted to a very high standard. The principal bedroom suite is well above average in size and has a south facing juliet balcony, and there is an ensuite. The second bedroom is adaptable and is currently used as a study/bedroom, there is a further bathroom. Everything is tastefully presented and offered in excellent condition.

The development is approached by a long, impressive driveway which leads to all of the properties. There is extensive visitors parking and 11 has a garage and a parking space opposite the apartment. The communal grounds extend to 10 acres and are widely renowned and forms a major reason as to why properties on the development rarely become available. There are impressive and extensively managed and manicured lawns, flower borders with specimen shrubs, flowers and trees and in particular a large cedar fleming tree. There is also a tucked away secret garden with extensive footpaths for accessible exercise. The all weather tennis court is very popular and well managed.

- A beautiful apartment of true quality
- Forms part of an exclusive development
- Superb drawing room with open fireplace
- Spacious principle bedroom suite
- Garage & parking
- Communal entrance and hall
- Spacious Hall with seating area
- Large Dining room with impressive view
- Bedroom 2/study
- Beautiful 10 acre grounds with panoramic views & tennis court

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Local Authority: EHDC, Tax band G

Services: Mains water, Private drainage & LPG central heating









SITUATION

The development is tucked away, and as a consequence, is very intriguing and highly desirable. It is approximately 3/4 mile from the highly regarded Bramshott village, which itself is just north of the A3 and offers easy access to the south coast, London, and is approximately 2 miles away from Liphook village centre. It is renowned for its' location, with attractive cottages and historic St. Marys church. Liphook offers a mainline station which connects with Waterloo in just over the hour. There are excellent facilities available including Sainsburys supermarket, local cafes, shops, restaurants and highly desirable public houses. The area as a whole is surrounded by beautiful countryside, although Ludshott manor itself

is self sufficient for countryside walkways, Liphook offers intriguing, beautiful walks at Iron Hill, Wheatsheaf Common, and Chappell Common. There are excellent sporting facilities including Golf Clubs at Old Thorns Golf Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.



DIRECTIONS

From the centre of Bramshott village, pass the village church on the left, forking right past Limes Close on your left, and turn left into Woolmer Lane. Continue for approximately 3/4 mile until you come to the entrance of Ludshott Manor. The block of apartments incorporating number 11 will be found on the right hand side, the garage and parking is opposite.

The lease extends to 999 years from 2004. There is £250 a year ground rent and the maintenance is £9,000 a year, which includes maintenance of the communal grounds, parking area, maintenance of the building, garaging, common areas and block insurance.

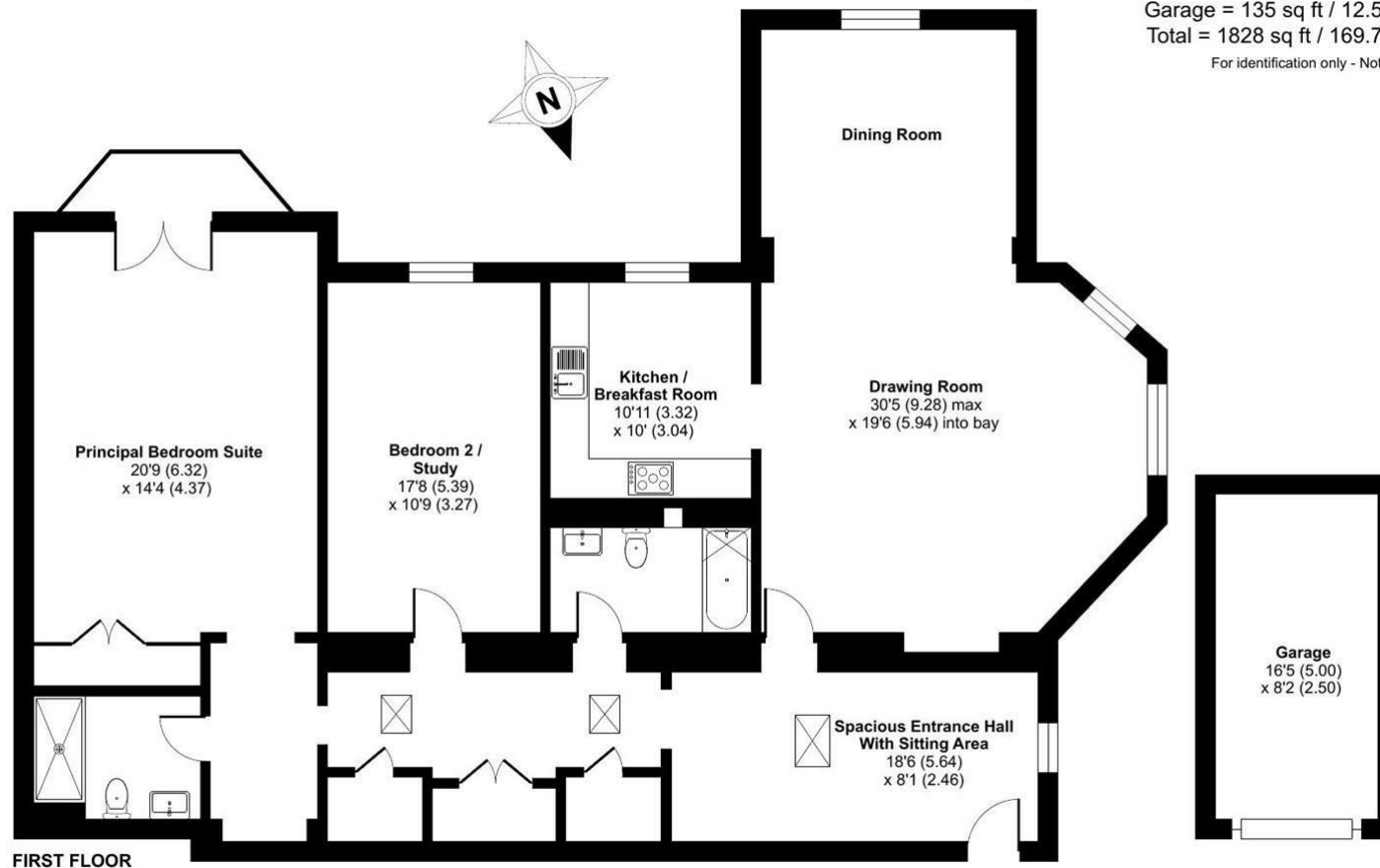
Liphook - 2 miles
Liphook mainline station-3.1 miles
Haslemere - 6.8 miles
Petersfield - 11.9 miles
Midhurst - 13.8 miles
Guildford - 18.9 miles
Goodwood - 20.2 miles
Gatwick Airport - 49.6 miles
Heathrow Airport - 44.2 miles
South Coast - 28.7 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ludshott Manor, Woolmer Lane, Bramshott, Liphook, GU30

Approximate Area = 1693 sq ft / 157.2 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1828 sq ft / 169.7 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: 1513632

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.

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