



Lark Rise, Liphook,  
Hampshire GU30 7QT. Leasehold

CLARKE  GAMMON

**61 LARK RISE  
LIPHOOK GU30 7QT**

Spilt level 3 Bedroom  
Property.

2 Bathrooms plus a Shower  
Room.

Presented in immaculate  
condition.

Access to well-maintained  
communal grounds

Spaciously stylish offering  
over 1,000 sq ft of living  
space.

Master Bedroom with en-  
suite Bathroom and walk-in  
Dressing Room.

Allocated Parking space  
included.

Located within moments of  
local and outstanding  
schools.



**A fabulous two-level home,  
tastefully styled and modernised  
in a desirable residential position  
in Liphook.**

**THE PROPERTY**

This is a beautifully presented two or three-bedroom split-level property spanning over 1,000 sq. It features a primary bedroom featuring an en suite and walk-in dressing area and a vast reception room. Upon entry, you'll find a welcoming reception hall that leads to bedrooms 2 and 3, a modern shower room which also has room for a laundry area. The first floor features a bright, generously sized double-aspect sitting room with laminate wood flooring and stylishly created feature walls. The kitchen has an attractive range of base and eye-level units, complete with an integrated 4-ring gas hob, double oven, and extractor fan.



## THE GROUNDS

Set within communal lawn gardens, the property offers an allocated parking space with additional visitor spaces available. A communal storage area offers an excellent place for residents to keep their bicycles, as well as a bin enclosure servicing the near by properties.

## SITUATION

Liphook has amenities including a fantastic selection of pubs, eateries a coffee lounges. There is the Living Room cinema located just opposite Clarke Gammon in the centre of the village, , a Co-op, a Post Office, a large Sainsbury's and a wide range of local and independent shops. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo There is also easy access to the A3.

Train Station 21 minutes

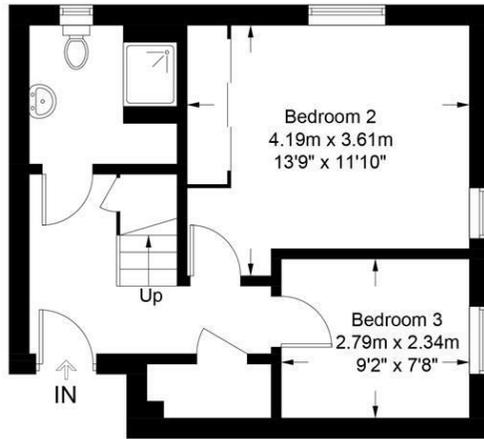
Bohunt School 13 minutes

A3, Griggs Green 1.1 miles

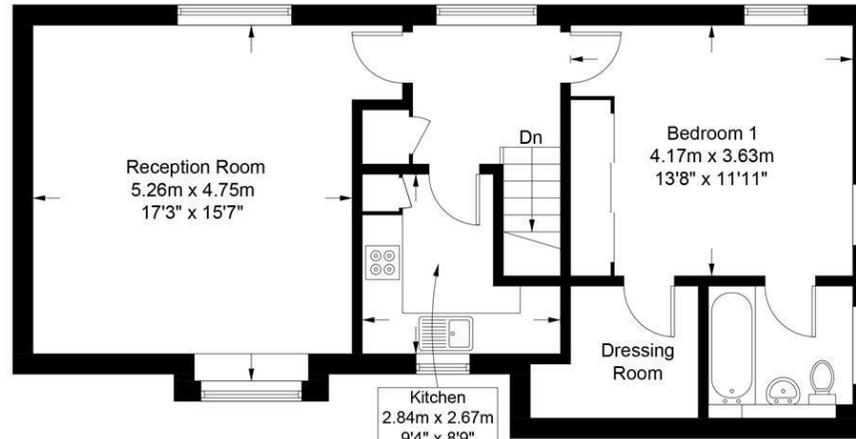
Guildford 18 miles

London Waterloo around 1 hour by train

Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1151698)  
Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band C

**SERVICES**

Mains water, electricity, mains drainage  
gas central heating

27th January 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</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**

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**DIRECTIONS**

From the village centre, head along Longmoor road, passing Bohunt School. After 0.6 miles turn right into The Avenue. Take the second left turn into Lark Rise. Number 61 will be found towards the end of the road.

**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

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T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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