



**25 Cavendish House, King George's Drive, Liphook,
Price Guide £350,000 Leasehold.**

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

Price Guide £350,000 Leasehold

A beautifully presented lower ground floor apartment completely redecorated with new carpets and offers direct access from the living room to its own patio and spacious grounds beyond. There is a short walk to the development clubhouse.

On entering the Communal entrance to the apartment block, look for the lift on the left-hand side and descend one level to the lower ground floor. There is also a set of stairs that does the same. The apartment offers a spacious hall with double wardrobe and a very large airing cupboard. The reception/dining room is an undoubted feature, is excellent in size and has beautiful views over the grounds which can also be accessed via a pair of patio doors which lead to the sun terrace. The kitchen is very well equipped with full range of appliances and excellent storage. The main bedroom has a built in wardrobes and ensuite with shower. Bedroom 2 is currently adapted to a dressing room with excellent range of fitted wardrobes and shelving. The bathroom is well equipped.

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.

- 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

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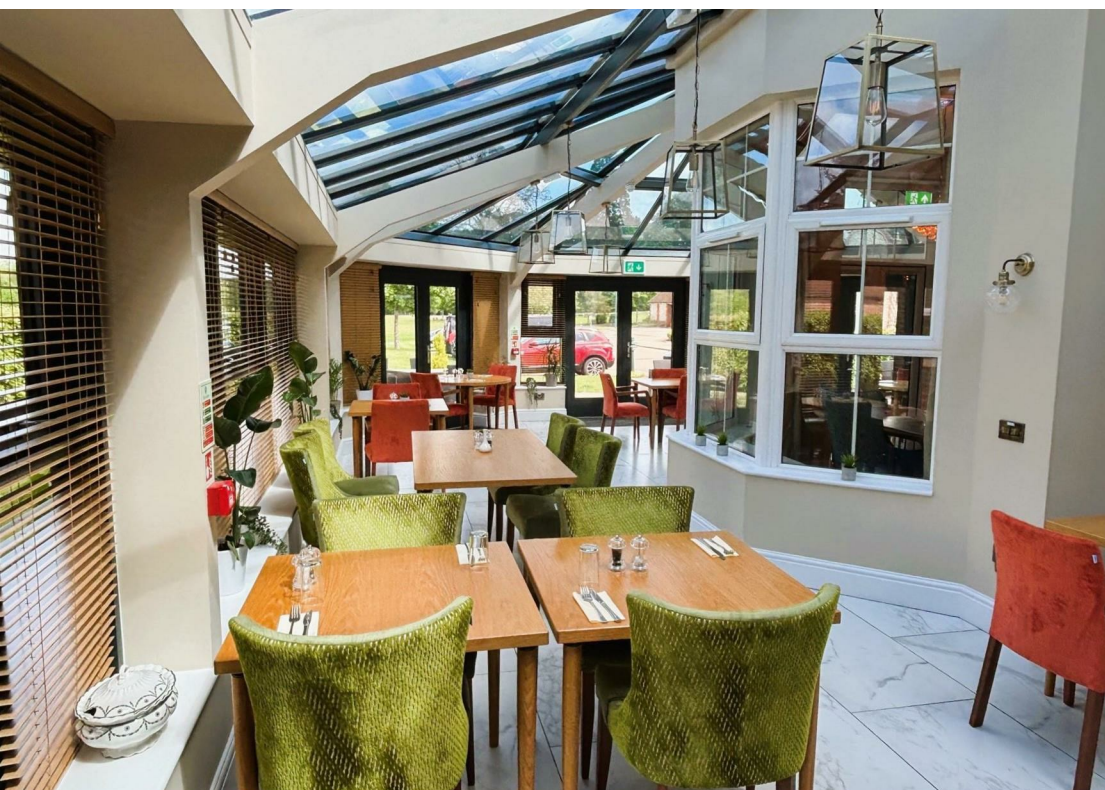
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Local Authority: EHDC
Services: AMS
TAX BAND D









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

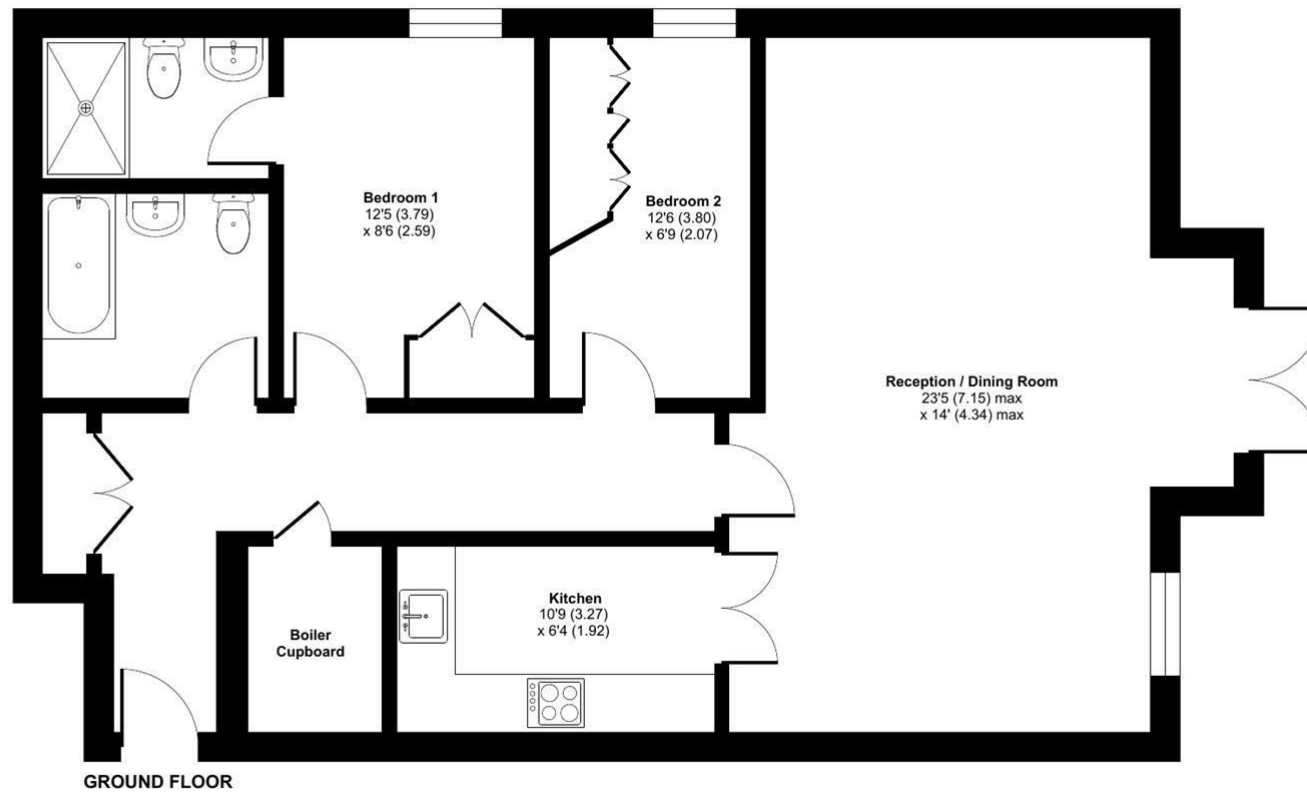
From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott where the entrance to Bramshott village will be found also on the right. Drive past the club house and Cavendish house will be found on the right. 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 costs involved when the property is sold.

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 

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). © nichecom 2026. Produced for Clarke Gammon. REF: 1471559

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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