



**Greenways, London Road, Liphook, Hampshire, GU30 7TA.
Offers In Excess Of £700,000 Freehold**

CLARKE  GAMMON

**GREENWAYS 56 LONDON ROAD
LIPHOOK HAMPSHIRE GU30 7TA**

Offers In Excess Of £700,000

| | |
|--|---|
| Disirable tucked away location | Leve walking distance of village centre |
| New replaced double glazed doors and windows | Sitting room & Dining room with bay |
| Kitchen breakfast room & utility room | Master bedroom suite & further double bedroom |
| Study/bedroom 3 | Double garage and multiple parking |
| Superb landscape Front & rear gardens | Very high quality throughout |



An established, attractive & spacious detached bungalow with beautiful gardens, tucked away in a private setting a short walk of the village centre.

THE PROPERTY

The bungalow is of the highest quality, and has been beautifully maintained, It offers flexible accommodation and is situated in a highly desirable location close to the village centre and Radford Park with its riverside and woodland walks. There is a spacious hallway with storage, the sitting room is well proportioned with the feature fireplace and patio doors to Sun Terrace and rear garden. The dining room is excellent and has a bay window. The kitchen breakfast room is well equipped with the range of appliances and gives access to the utility room which has access to outside. The master bedroom is heavily equipped with wardrobes and storage and has an ensuite bathroom. Bedroom 2 is double with fitted wardrobes, and bedroom 3 is currently set up and fitted as a study. The second bathroom has been beautifully. re-fitted to a high-quality.



OUTSIDE

The driveway leads to the bungalow, the double garage with an electric car charger and parking. The Gardens are an undoubted feature and are beautiful. The front is laid to lawn with flower borders with shrubs, and plants. The rear is private, it has a full width sun terrace, colourful flower borders, a well tended lawn with variety of plants and trees. The whole garden has an integrated irrigation system with various sprinklers and hidden/arising lawn sprayers.

SITUATION

The bungalow is tucked away at the end of a private drive of just five bungalows and is just under half a mile from the centre of the village and less than a ten minute level walk. Liphook has a mainline station on the London Waterloo line, Sainsbury's supermarket, local shops, doctors and dentists and well-regarded schools for all ages including Bohunt Secondary School and Sixth Form. There are plenty of local sports facilities nearby, including two golf courses and spa at Liphook as well as health spas and numerous pubs, restaurants, coffee shops and the highly regarded Living Room Cinema. For the motorist the A3 can be accessed at Bramshott and provides good links to Guildford, London and the M25 to the north, Portsmouth, the coast and the M27 to the south. The surrounding area is noted for its beauty, much of which is either owned by The National Trust or is within The South Downs National Park.

Liphook Centre - 0.4 Miles
Liphook Mainline Station - 0.8 Miles
A3 Junction - 0.4 Miles
Haslemere - 5.2 Miles
Petersfield - 10.9 Miles
Guildford - 18.1 Miles
M25 (Wisley) 24.5 Miles
Portsmouth - 27.8 Miles
London - 47.7 Miles

*All distances are approximate

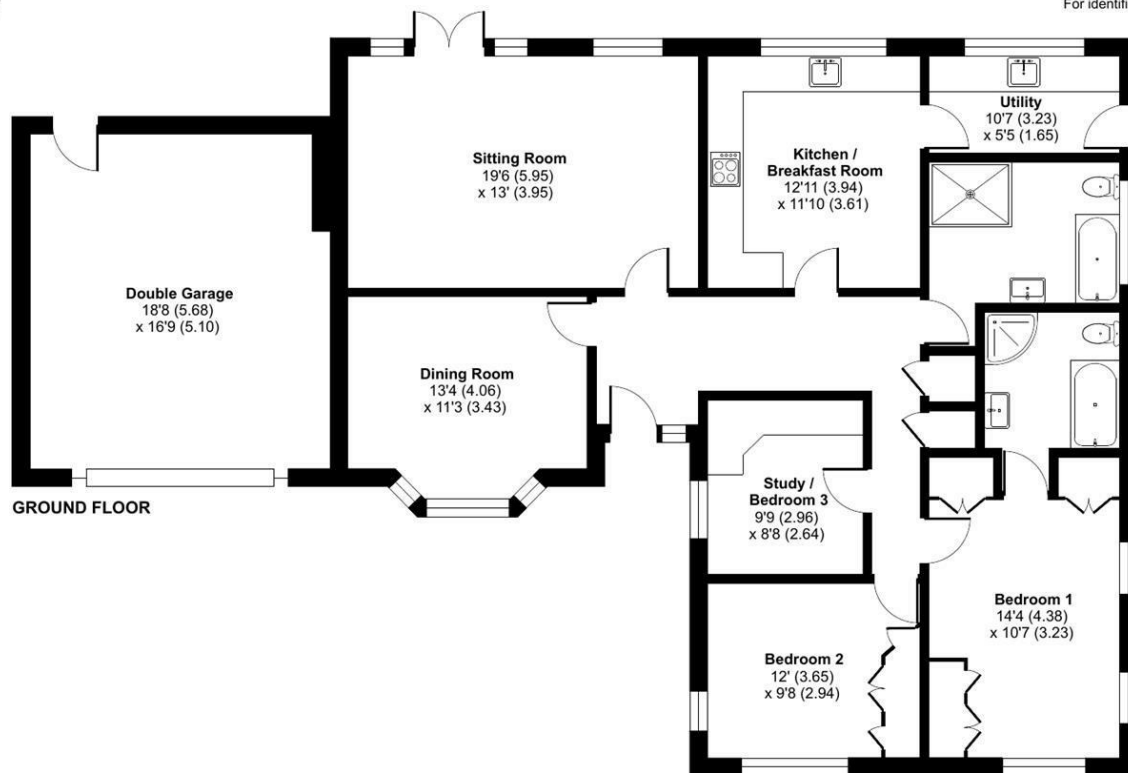
London Road, Liphook, GU30

Approximate Area = 1350 sq ft / 125.4 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 1662 sq ft / 154.3 sq m

For identification only - Not to scale



GROUND FLOOR

LOCAL AUTHORITY
East Hants District Council

COUNCIL TAX
Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating
Integrated irrigation system

2nd June 2026

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 83 |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Clarke Gammon, REF: 1459981

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DIRECTIONS

Leave the village centre via London Road towards the A3, after a short distance you will see Tower Road on your left-hand side, the access drive to the property will found on the right. Go to the top of the drive where the bungalow will be found directly ahead.

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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