

Rudgard Way, Liphook, Hampshire
Price Guide £450,000 Freehold

CLARKE C·G GAMMON 1919

37 RUDGARD WAY
LIPHOOK HAMPSHIRE GU30 7GW

Price Guide £450,000

- Hall & Cloakroom
- Large sitting room opening on to gardens
- Beautifully fitted kitchen/diner with granite and bay
- Master bedroom with en-suite
- Two further bedrooms
- Well-appointed family bathroom
- Gas central heating & Double glazing
- Two parking spaces (Outside house)
- Landscaped private gardens
- Backs onto farmland





A beautifully presented semi-detached house, tucked away on the highly regarded Silent Garden development with private and sunny west-facing rear gardens and backing on to farmland.

THE PROPERTY

Completed in 2018 by Cove Homes, the property forms part of the highly desirable Silent Garden development, is tucked away and backs onto farmland. The ground floor reception rooms are of good size with exposed wood flooring. The kitchen/dining room is an undoubted feature and is comprehensively fitted, has granite worksurfaces and the dining area is in the bay window. The master bedroom has fitted wardrobes and an en-suite shower room, bedroom two is of a good size and has wonderful views over the farmland, and the family bathroom is tastefully presented.

The front garden is of open plan with two allocated parking spaces. The rear gardens have been caringly developed with a large sun terrace adjoining the house with level lawn and decking.











THE GROUNDS

The front garden is of open plan and there are two allocated parking spaces which gives easy access to the property. The rear gardens have been caringly developed with a large sun terrace adjoining the house, beyond which is level well-tended lawn, the flower borders are well-stocked. There is a large garden shed and an adjoining decking area for barbequing. The whole enjoys a high degree of privacy with an open aspect and adjoins farmland.

SITUATION

The property is set on the recently completed Silent Garden development, adjoins the South Downs National Park and is within easy walking distance of Liphook's village square, mainline station, well-regarded schools, and the newly opened Living Room Cinema. The village itself provides a wide range of amenities which cater for most day-to-day needs including a Sainsbury's superstore, whilst the mainline station offers services on the London Waterloo to Portsmouth line. The nearby Bohunt Academy has an outstanding Ofsted rating as well as an adjoining sixth form college. Liphook also boats a good range of leisure facilities including pubs and restaurants, whilst the surrounding area is noted for its natural beauty much of which is either owned by the National Trust or set within the South Downs National Park. There are lovely walks nearby, which can be directly accessed from the development, there are also two golf courses, two health spas and a junction onto the A3.

GUILDFORD | 19 miles
LONDON WATERLOO | 38 MINUTES BY TRAIN

GODALMING | 14 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASLEMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

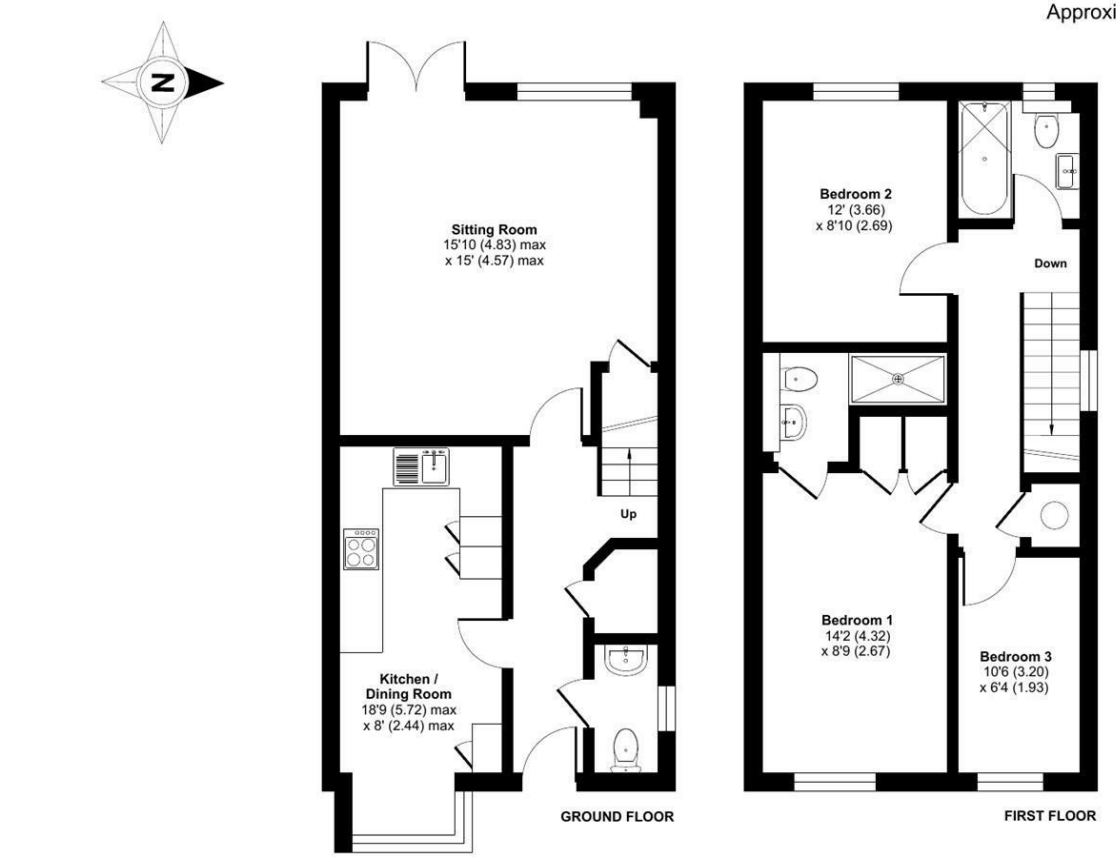
CENTRAL LONDON | 30 miles

All distances are approximate

Rudgard Way, Liphook, GU30

Approximate Area = 966 sq ft / 90 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022
Produced for Clarke Gammon. REF: 852402

LOCAL AUTHORITY

East Hampshire District Council

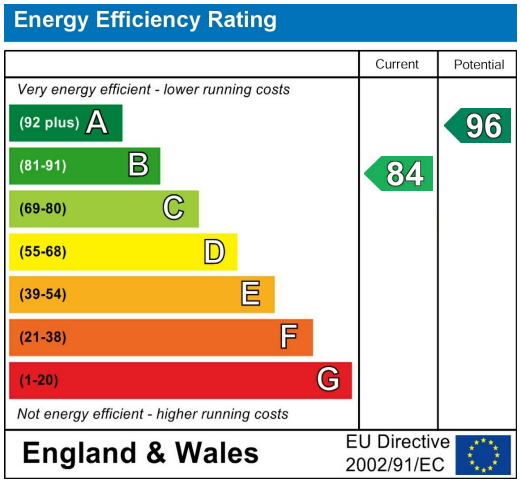
COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

20th October 2026



CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA
T: 01428 664800
E: haslemere.sales@clarkegammon.co.uk
clarkegammon.co.uk

DIRECTIONS

what3 words: ///worthy.meatball.conceals

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.