



Passfield Road, Liphook,
Price Guide £750,000 Freehold

CLARKE  GAMMON
1919

LABURNUM PASSFIELD ROAD
LIPHOOK GU30 7RU

Price Guide £750,000

- Chain free sale

Southerly aspect rear garden adjoining fields

Ultra-fast broadband connection

4 bedrooms, incl 3 doubles and 1 single
- Detached bungalow, over 1500 sq ft plus outbuildings

Enviably location set back from country lane

Imaginative and considered decor throughout

Garage and shed



THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

Passfield is a delightful semi-rural hamlet located approximately two miles from the centre of Liphook. Surrounded by rolling countryside, National Trust land, and MOD-owned open space, it offers a peaceful village atmosphere. The property is positioned on a quiet lane, just a quarter of a mile from the village shop and Passfield Common. Nearby bus stops provide convenient transport links, while Liphook offers a wider range of amenities including supermarkets, cafes, and local shops. Liphook railway station is on the Portsmouth to London Waterloo main line, making it ideal for commuters.

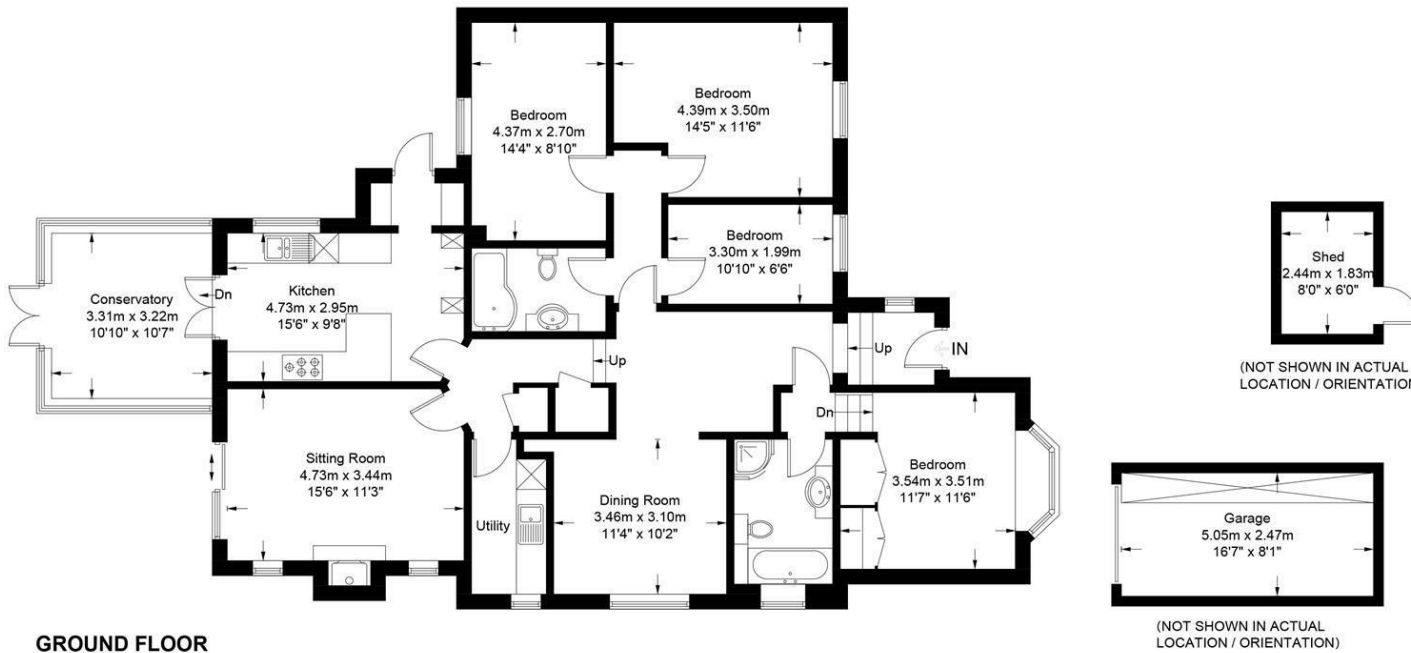
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 157.7 sq m / 1697 sq ft (Excluding Shed)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1211067)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

30th July 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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DIRECTIONS

From Liphook take the B3004, Headley Road for 2.5 miles. When approaching Passfield Common, turn right on to Passfield Road. Laburnham will be approximately 0.15 miles along on the right hand side.

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

GUILDFORD OFFICE
 T: 01483 880 900

HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

