



Bircholt Road, Liphook, Hampshire
£725,000

CLARKE  GAMMON

ARISTIDE 27 BIRCHOLT ROAD
LIPHOOK HAMPSHIRE GU30 7PQ

£725,000

Hall and cloakroom

Dining or family room

Utility room and storage beyond

3 further bedrooms and family
bathroom

Large front garden

Sitting room with open fireplace

Kitchen with separate breakfast or
dining room

Principal bedroom suite

Good parking & garaging

Rear garden with sunny easterley
aspect



An impressive and substantial
detached family house
beautifully presented in
established position in highly
regarded cul-de-sac location.

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

Set in a popular residential cul-de-sac in the Griggs Green area of Liphook, Bircholt Road borders the prestigious Old Thorns Country Club and Golf Course. Local highlights include the renowned Deers Hut pub and access to scenic walking routes such as The Shipwrights Way and Weavers Down. The A3 is conveniently accessible at Griggs Green, while Liphook village—just over a mile away—offers a variety of amenities including a Sainsbury's Superstore, schools for all ages, and a mainline railway station. The surrounding countryside, much of which is part of the South Downs National Park and protected by the National Trust, is celebrated for its outstanding natural beauty.

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



Bircholt Road, Liphook, GU30

Approximate Area = 1483 sq ft / 137.7 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1692 sq ft / 157.1 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). © n°chem 2026. Produced for Clarke Gammon. REF: 1492307

LOCAL AUTHORITY

COUNCIL TAX

Band

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		
(81-91) B		
(69-80) C	69	75
(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	

CG HASLEMERE OFFICE

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DIRECTIONS

From the centre of Liphook, head west along Longmoor Road for approximately 2 miles. After passing the Deer's Hut on the left, continue along until the next left turn. Follow the road around to the right, until reaching Bircholt Road. Continue along Bircholt Road where our property will be a short way along on the left 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

