



28 Liphook Road, Lindford, Hampshire, GU35 0PX.
Price Guide £554,950 Freehold

CLARKE  GAMMON

28 LIPHOOK ROAD
HAMPSHIRE GU35 0PX

Price Guide £554,950

Flexible accommodation	Open plan Kitchen/breakfast/dining rooms
Living room with open fireplace	2 ground floor double bedrooms
Re-fitted shower room	2 first floor double bedrooms
Space for extensive garaging STPP	Parking for numerous cars
Selection of outbuildings	Large level south facing rear garden



This chalet bungalow is entering the market for the first time since it was originally built 100 years ago. It has spacious and flexible accommodation, is situated in its own large level grounds of 0.23 acres and is within a short walk of the local facilities and countryside.

THE PROPERTY

The property is an established and attractive chalet bungalow which offers spacious and flexible accommodation. There's an entrance porch leading to the hallway which gives access to the living room which has patio doors to the sun terrace and rear garden. There is open plan accommodation, the dining room has a deep storage cupboard housing the boiler and hot water tank. The well equipped kitchen/breakfast room overlook the garden. A key feature are the two double bedrooms on the ground floor which both have extensive fitted wardrobe cupboards. There is a re-fitted shower room. The first floor offers two large double bedrooms one of which has fitted wardrobes.



THE GROUNDS

The Gardens are an undoubted feature, the front garden is laid to lawn and enclosed by established walling and there is parking for numerous cars. The substantial rear garden boasts a large level lawn along with fruit trees. There are a number of outbuildings, one of which incorporates utility facilities. The rear garden enjoys a southerly aspect and there is potential to provide vehicle access via the side adjoining lane.

SITUATION

The property is situated in the centre of Lindford, which offers a convenience store and post office and the highly regarded Royal Exchange pub and restaurant. Nearby Liphook and Grayshott, which are both about four miles away provide more comprehensive shopping facilities, whilst Liphook boasts well regarded schools for all age groups, access to the A3 and mainline station serving the London Waterloo to Portsmouth line. The surrounding area is noted for its' natural beauty, with many well-known attractions, such as the Devils punchbowl, Hindhead commons and Frensham Ponds being just a short drive away.

A3 - 3.8 miles
Liphook - 3.8 miles
Liphook Railway station - 4.3 miles
Grayshott - 4.2 miles
Haslemere - 8 miles
Farnham - 8 miles
Petersfield - 12 miles
Guildford - 21 miles
Portsmouth - 30 miles

Liphook Road, GU35

Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft
 Outbuildings = 37.6 sq m / 405 sq ft
 Total = 182.4 sq m / 1964 sq ft
 (Excluding Eaves)



LOCAL AUTHORITY

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

18th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(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 	

CG HASLEMERE OFFICE

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DIRECTIONS

From our offices in Liphook, head north out of the village on the Headley Road, signposted to Bordon. Follow this road for approximately 3 miles. Pass over the mini roundabout and the property will be found 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

