



**Headley Road, Liphook, Hampshire, GU30 7NP.**  
**Price Guide £1,100,000 Freehold.**

CLARKE  GAMMON



HEADLEY ROAD LIPHOOK HAMPSHIRE GU30 7NP

## Price Guide £1,100,000 Freehold

A substantial family house of true quality extending to 3,423 Sq.ft. plus a sizeable double garage It offers extremely adaptable accommodation found on three floors.

The focus when the property was originally constructed was to ensure tremendous space and the inclusion of high quality fixtures and fittings.

There is a spacious reception hall with oak flooring. All of the internal doors and architraves are also oak. The drawing room is a good shape and has an open fireplace and patio doors to Garden. At the front of the property, there is a family room and adjoining there is also a study. The kitchen/breakfast/dining room is an undoubted feature and is open planned and spacious, off which is a utility room which also leads to the large integral garage.

The bedroom accommodation is vast (7 in all) which is found on two floors and offers a number of ensuite bathrooms. The master bedroom has full width range of wardrobe cupboards and an ensuite, there are four further bedrooms three of which have en suites and bedroom five is currently used as an office. There is also a family bathroom.

The second floor is impressive with two bedrooms and a bathroom and a small play area.

Outside the property is set back from the road with parking for numerous cars which leads to the large integral double garage. The rear garden enjoys privacy, is level with lawns, mature boundaries and sun terrace.

- Spacious Hall & cloakroom
- Family room & seperate study
- Master bedroom suite
- Bedroom 5/office & family bathroom
- Large double garage and parking for numerous cars
- Drawing room with open fireplace
- open plan kitchen/breakfast/dining room & seperate utility room
- 3 further double bedrooms with ensuites
- 2nd floor with 2 bedrooms bathroom & consealed play area
- Enclosed and private rear garden

### CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

Local Authority: Tax Band

Services: type your text here















## SITUATION

The property is so conveniently situated, being a short walk to all of the facilities in Liphook and in particular, for families, all of the well regarded local schools are within a level walk, especially Liphook Junior and Infant school and Bohunt Academy.

The village itself provides a wide range of amenities which cater for day to day needs including Sainsburys supermarket, doctors surgeries, library, local shops and a variety of restaurants and pubs and the highly regarded Living Room Cinema. Liphook also boasts a good range of recreational facilities and open spaces, with the recreation ground and Radford park both being nearby.

The mainline station is close by and offers fast and frequent trains to London Waterloo in just over the hour, and the nearby A3 provides excellent links to Guildford, the M25, and London to the north, Portsmouth, Southampton and the M27 and the coast to the south.





## DIRECTIONS

From our office in the centre of the village, leave the square on the Headley Road where the property will be found on the right hand side.

18th August 2026

Liphook Station - 1.1 miles  
 Liphook village centre - 0.5 miles  
 Bohunt Academy 0.4 miles  
 Haslemere - 4.5 miles  
 A3 Bramshott junction - 0.5 miles  
 Guildford - 18 miles  
 South Coast - 25 miles

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            | 78      | 80                                                                                                            |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |



# Headley Road, Liphook, GU30

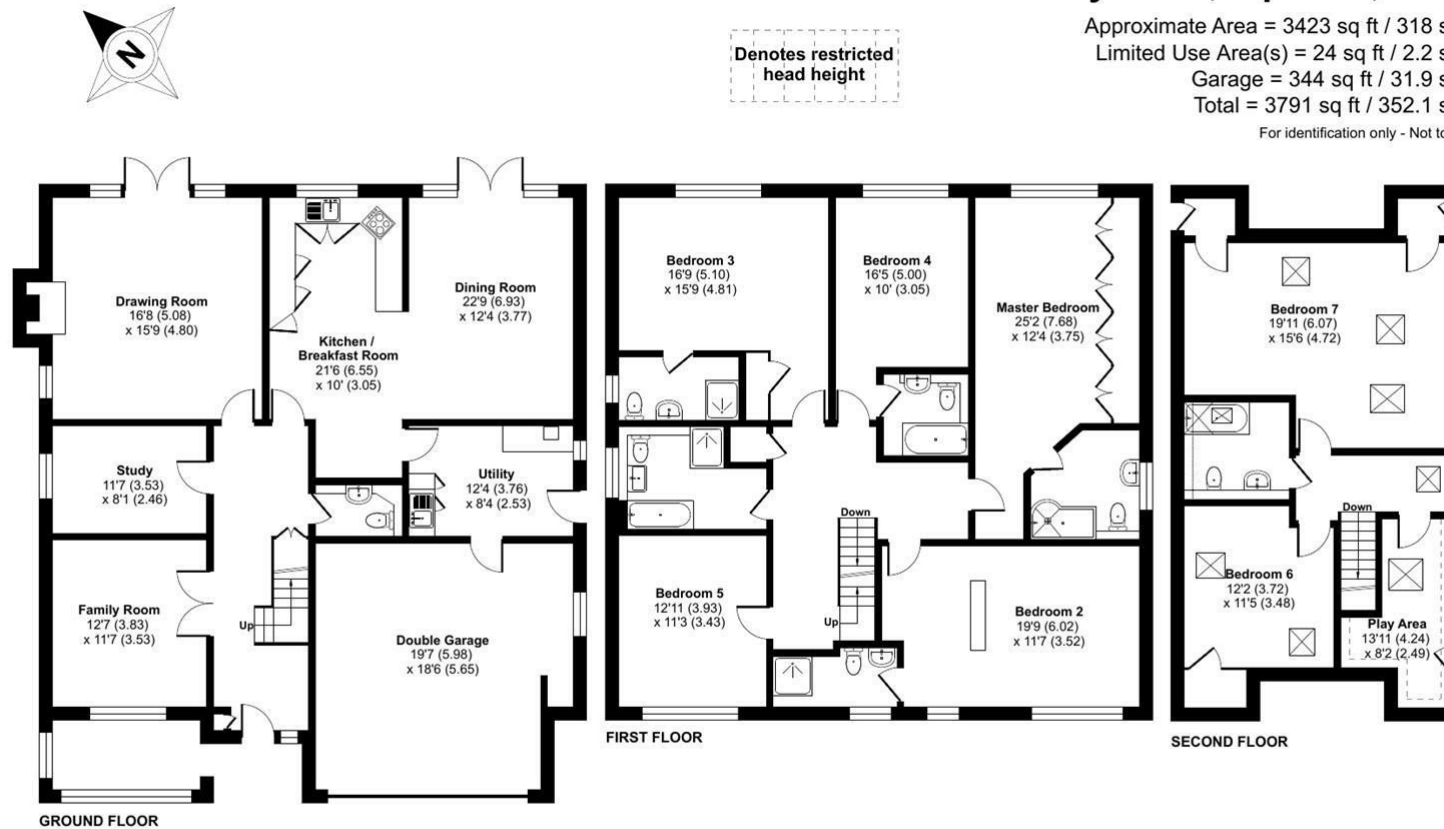
Approximate Area = 3423 sq ft / 318 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 3791 sq ft / 352.1 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). © nichecom 2026. Produced for Clarke Gammon. REF: 1452810

## 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

