



8 Tylston Meadow, Liphook, Hampshire, GU30 7YB.
Price Guide £675,000 Freehold.

CLARKE  GAMMON
1919

**8 TYLSTON MEADOW, LIPHOOK, HAMPSHIRE.
GU30 7YB. GUIDE PRICE £675,000 FREEHOLD.**

Attractive family house	Excellent potential to enlarge STPP
Hall & cloakroom	Sitting room with open fire & family room
Large kitchen/dining room & utility	Principle bedroom suite
3 further bedrooms & family bathroom	Parking & double garage
Additional concealed parking & further space	Large private Garden



An impressive and excellently presented detached family house with potential for enlargement with a private large Garden & established in a very convenient cul-de-sac.

THE PROPERTY

8 Tylston Meadow is an impressive detached family house which has been carefully modernised and improved by the current owners. There is a large Hall with wood flooring which gives access to the sitting room, with a similar floor and open fireplace and access to the family room, which enjoys views over the adjoining rear garden and has direct access. There is a substantial refitted kitchen/dining room which is tastefully presented with corian worktops and shaker style kitchen units and full range of electrical appliances. There is a utility room off which gives access to the outside.

On the first floor there is the principal bedroom with built-in wardrobes and the ensuite shower room, there are three further bedrooms and family bathroom. There is a large boarded loft space.



Outside

The Gardens are an undoubted feature and enjoy privacy. There's a large rear garden with impressive sun terrace at the foot of the garden. To the side of the house there is a lot of space and potential for enlargement subject to planning. The driveway provides parking and leads to a substantial double garage, there is additional concealed parking to the side and further could be created.

SITUATION

The property is set in a quiet cul-de-sac being within walking distance of Liphook village centre and schools. The village itself boasts a good range of facilities for day-to-day needs including a Sainsbury's supermarket, doctor's surgeries, pharmacy, and local shops and the very popular Living Room Cinema. The village is noted for its schools with the award winning Bohunt Academy. In addition, Liphook has a main line railway station on the London/Waterloo to Portsmouth line, whilst the nearby A3 provides good road links to Guildford the M25 and London to the north and Portsmouth the M27 and coast to the south. The surrounding area is noted for its natural beauty, much of which is owned by The National Trust.

Liphook Centre – 1 mile

Infant/Junior Schools – 0.5 of a mile

Bohunt School – 0.8 of a mile

Liphook Railway Station – 1.2 miles

Haslemere – 4 miles

Petersfield – 10 miles

Guildford – 15 miles

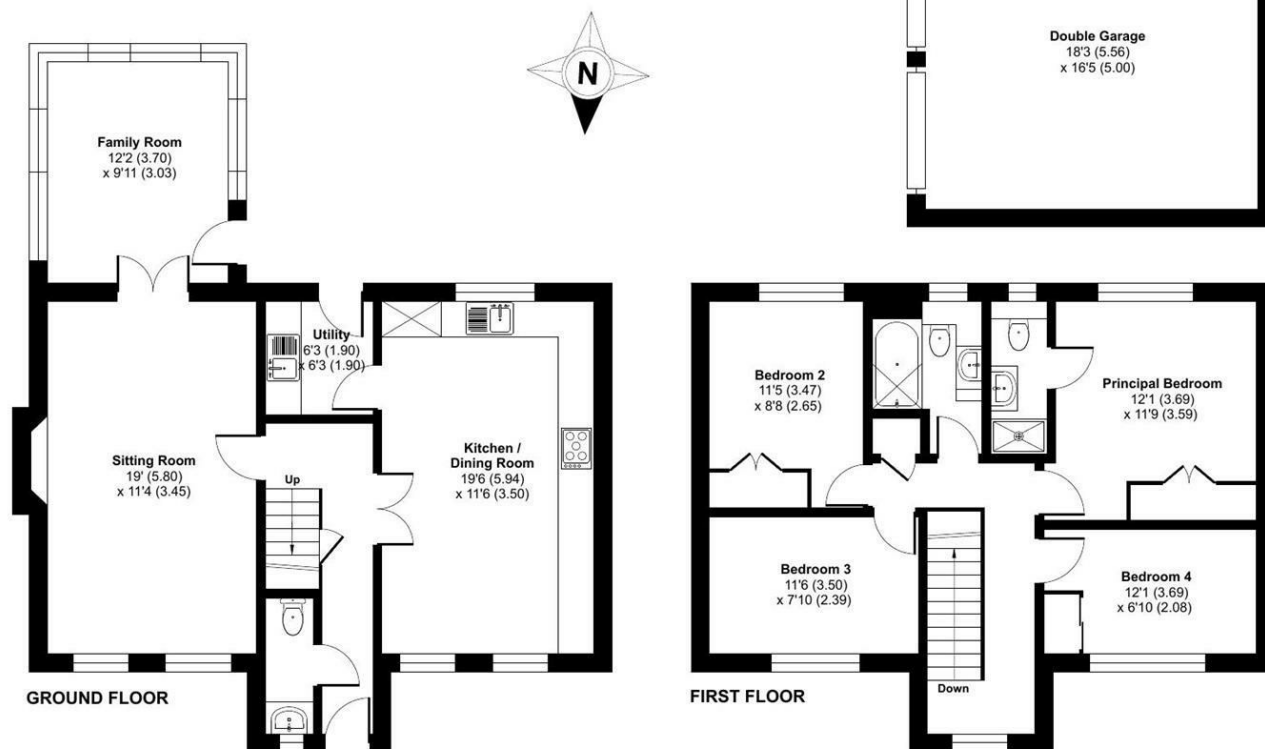
Tylston Meadow, Liphook, GU30

Approximate Area = 1348 sq ft / 125.2 sq m

Garage = 299 sq ft / 27.8 sq m

Total = 1647 sq ft / 153 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: 1509187

LOCAL AUTHORITY EHDC

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

21st August 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

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DIRECTIONS

From the centre of Liphook, proceed out on the Headley Road B3004 and just before the bridge crossing over the A3 turn right into Hunters Chase, turn 1st right into Tylston Meadow and no. 8 is on the far 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

