



**Westwood House, Tudor Court,
Liphook, Hampshire GU30 7GJ**

CLARKE  GAMMON
1919

7 WESTWOOD HOUSE, TUDOR COURT,
LIPHOOK HAMPSHIRE GU30 7GJ

Leasehold

No Onward Chain

Over 900 sq ft of
Accommodation

Extensive communal facilities
incl. restaurant & swimming
pool

Beautiful grounds, open
fields and footpaths

Glorious views across acres
of beautiful grounds

Plenty of Parking for
Residents and Guests

Innovative Double Balcony

Fitted furniture Included in
Sale Price



Exceptional Apartment in a Prestigious Over 55s Retirement Village – Bramshott Place, Liphook.

THE PROPERTY

Located within Westwood House, part of the select Tudor Court enclave, the apartment is easily accessed via both lift and stairs. Its elevated position ensures complete privacy with no inward-looking neighbouring buildings, while offering uninterrupted, panoramic views of the award-winning grounds — one of the development's most distinguished features.

Inside, the apartment impresses with its generous proportions and thoughtfully designed layout. The main reception room is a standout, featuring dual balconies that bring the outdoors in. The kitchen/dining room is well-equipped and carefully planned for both practicality and comfort. The principal bedroom benefits from fitted wardrobes and a fully tiled en-suite shower room, while the second double bedroom offers flexibility as a guest room, home office, or second reception space.

A spacious entrance hall connects all rooms, complemented by a family bathroom and two large storage cupboards, ideal for everyday convenience.



THE GROUNDS

Situated in the sought-after Bramshott Place retirement village, this outstanding first floor apartment enjoys a prime position overlooking acres of beautifully maintained grassland and woodland. Designed exclusively for the over-55s, this vibrant community offers a wide range of amenities set within stunning landscaped grounds.

Parking is available directly adjacent to the ground floor entrance of Westwood House. Just a short walk away is the Club House, offering a range of facilities and social opportunities. Beyond, residents can enjoy the expansive parkland and meticulously designed gardens created by an award-winning landscape architect.

SITUATION

The apartment has 24 hrs emergency call systems as well as domestic help for 1 hour weekly together with the laundry of bed linen, all of which is covered by the service charge. There is village transport with a vehicle that gives access to the centre of Liphook. The Club House offers its own restaurant and bar, and there is a swimming pool facility and small gymnasium, library, games room and communal entertainment. Periodically during the week there is a shop available.

The development is tucked away in its own wonderful grounds, yet is very accessible to the A3 which gives access to London, the M25, and the South coast. Liphook centre is only a short distance away with its mainline station connecting to Waterloo in just over the hour. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill, Wheatsheaf Common, and Chapel Common. There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.

Guildford - 17.2 miles

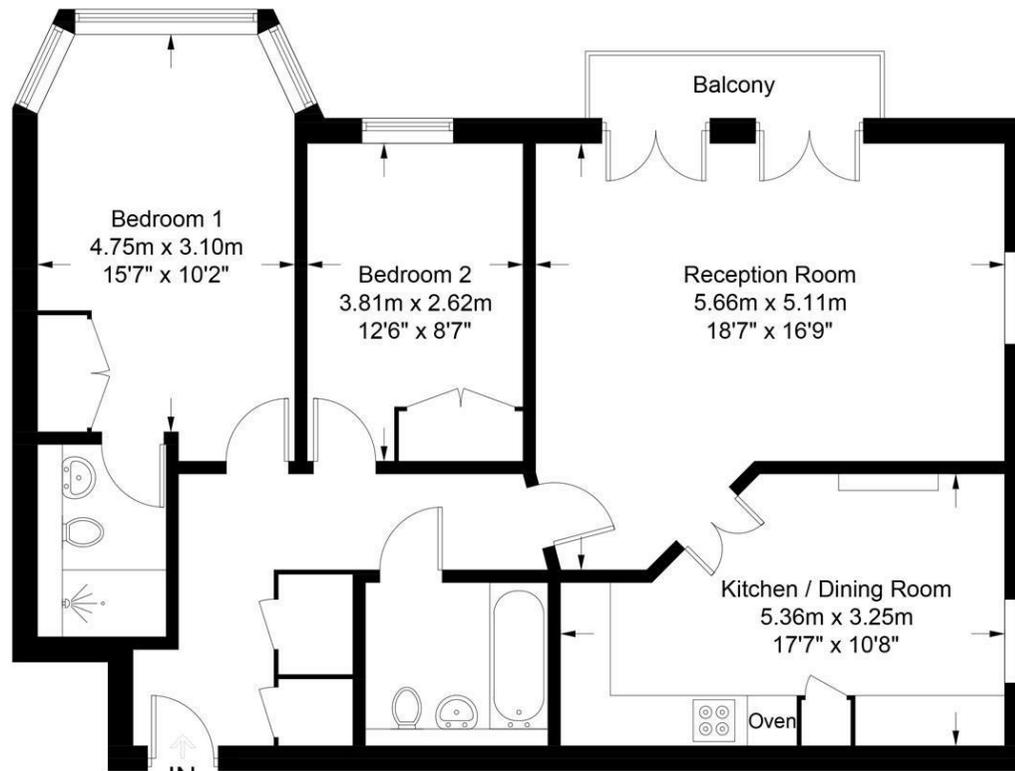
Haslemere - 4.2 miles

Liphook mainline station - 1.4 miles

Liphook square - 1 mile

Farnham (via A287) - 12.6 miles

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1249701)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

10th February 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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 LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott Place. Westwood House is the last apartment block beyond the Club House facing you as you follow the road to the end.

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

