



Longmoor Road, Liphook
Hampshire, GU30



Beyond your expectations

With potential ground floor annexe in 0.27 acre garden

Hamptons International
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Master Bedroom with En Suite Shower Room | Three Further Bedrooms | Family Bathroom | Shower Room | Sitting Room | Conservatory | Study | Refitted Kitchen/Breakfast Room | Utility Room | Double Glazing | Carport | Off Road parking for several vehicles | Mature garden of about 0.27 acre

Offers in excess of £625,000 Freehold

Description

A well presented detached chalet-style residence, understood to date from the 1970's, presented with brick and tile hung elevations. The accommodation is very versatile with a potential ground floor annexe. The property has been extended and improved in recent years and features include a superb conservatory with underfloor heating, refitted kitchen/breakfast room with extensive Bosch appliances and a refitted family bathroom. An internal inspection is highly recommended.

Outside

OFF ROAD PARKING for several vehicles. INTEGRAL CARPORT: 21'3 9'6. TWO GARDEN SHEDS. WATER TAP. COVERED STORAGE AREA to the side of the house. GARDEN: This is a charming feature of the property providing a mature setting. The property is approached by a tarmac drive terminating to the front of the house and providing parking for several vehicles. To the rear, there is a wide paved sun terrace with lawn beyond featuring a raised goldfish pond. There is an attractive rose and honeysuckle clad arbour flanked by further flower beds. Beyond is a good size lawn interspersed with three fruit trees. Beyond the formal garden there is an area with potential for a vegetable garden. The rear garden enjoys a good degree of privacy and IN ALL THE GARDEN EXTENDS TO ABOUT 0.27 ACRE.

Location

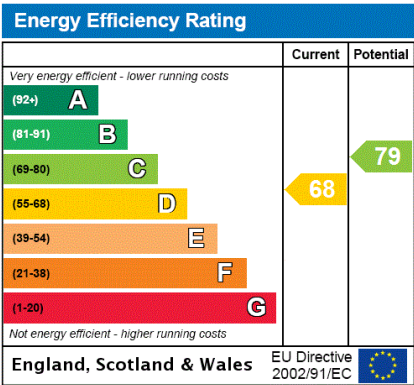
Occupying a convenient position within 0.5 mile of Liphook Infant and Junior Schools and Bohunt

Secondary School which won the TES Best Overall School of the Year 2014. The village centre is within about 1 mile and includes a range of shops including a Sainsburys supermarket. Liphook station is on the Waterloo/Portsmouth main line. There are many acres of fine countryside close at hand including much under the ownership of the National Trust or within the South Downs National Park. The A3 provides good communications with Guildford, the M25 and London to the north and the coast to the south.

Additional Information

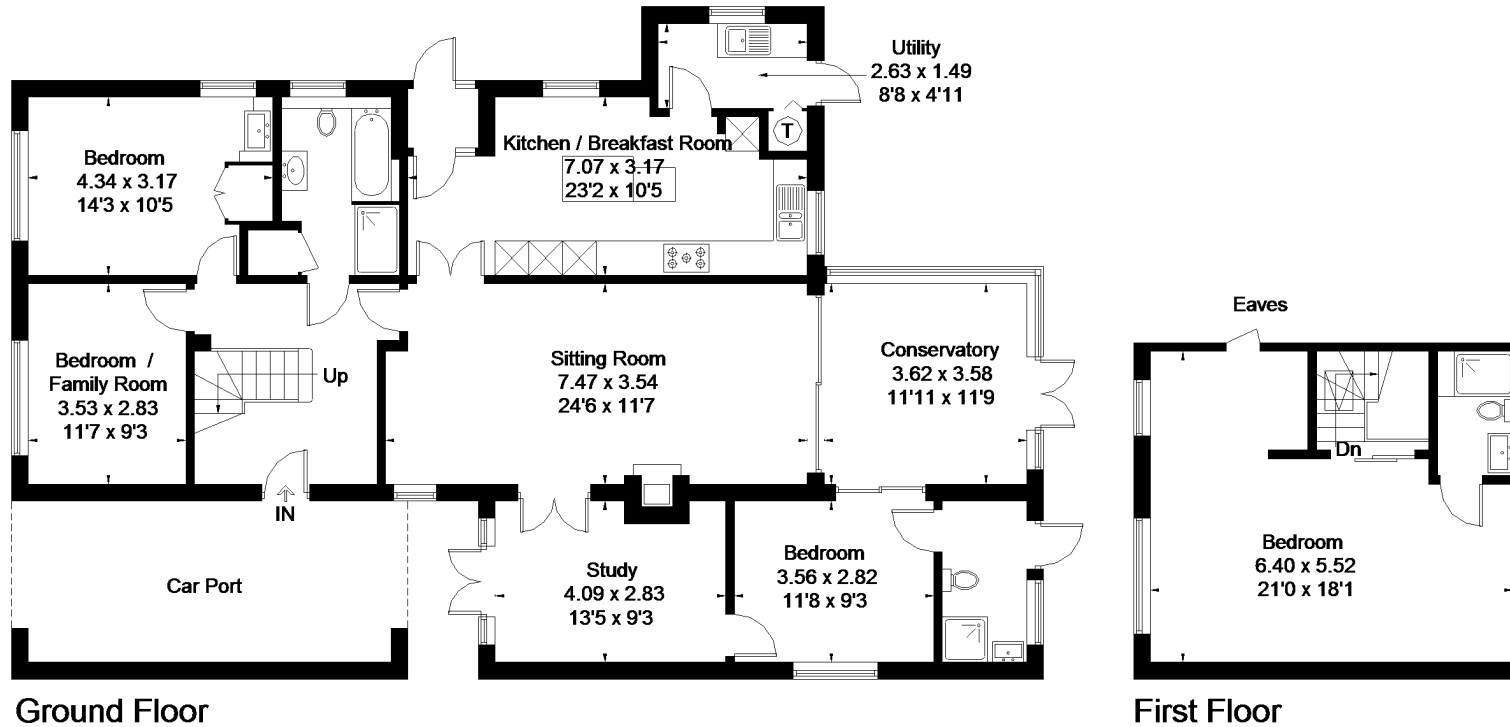
SERVICES: All Main Services. Gas Fired Central Heating. Double Glazing.

LOCAL AUTHORITY: East Hampshire District Council.



Longmoor Road, Liphook

Approximate Gross Internal Area
177.3 sq m / 1908 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 157973

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

