



London Road, Liphook
Hampshire, GU30



Beyond your expectations

Adjoining River Wey Conservation Area in 0.5 acre Garden

Four Bedrooms (one with En Suite Shower Room) | Family Bathroom | Cloakroom | Fine Through Sitting/Dining Room | Study/Family Room | Kitchen/Breakfast Room | Triple Garage | Carport and Workshop | Garden of about 0.5 acre. Further 0.4 Acre of Woodland available if required

Guide Price £650,000 Freehold

Description

A detached chalet-style house understood to date originally from the 1930s, presented with colour washed part tile hung elevations under a tiled roof. The current owners have carried out several recent improvements include refitted family bathroom, opening up of the main reception areas to create an open plan layout, new gas boiler and wood burning stove. There is potential to enlarge the property further to the rear, subject to planning. In addition, there is an excellent range of outbuildings currently used as a large workshop but could easily be reverted back to a triple garage with its adjoining car port.

Outside

The property is approached by a five bar gate with gravel driveway leading beyond the house to a parking area for several vehicles and DETACHED TRIPLE GARAGE with light and power connected, up-and-over and personal doors, adjoining CAR PORT, WORKSHOP.

GARDEN: This is laid mainly to extensive lawns interspersed with several mature shrubs and trees and enjoys a pleasant outlook adjoining the River Wey. Adjoining the house is a wide paved sun terrace. In all the GARDEN EXTENDS TO ABOUT 0.5 ACRE.

NB: There is an area of light woodland EXTENDING TO ABOUT 0.4 ACRE which may be available by separate negotiation if required.

Location

Situated in a no-through road adjoining the River Wey Conservation Area. The centre of Liphook is within about 0.5 mile with its range of shops and recreational facilities. Liphook station on the Waterloo/Portsmouth main line is about 1 mile distant. There is an excellent choice of both state and private schools in the vicinity including Churchers Junior School and Bohunt Secondary School which won the TES School of the Year in 2014. There are many acres of fine countryside close at hand including much under the ownership of the National Trust. More comprehensive facilities are available in the town of Haslemere within about 5 miles.

Additional Information

SERVICES: Mains Water, Gas and Electricity. Private Drainage. Gas Fired Central Heating. Double Glazing.

LOCAL AUTHORITY: East Hampshire District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

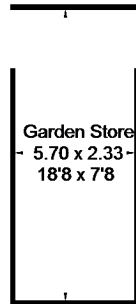
London Road, Liphook

Approximate Gross Internal Area = 131.4 sq m / 1414 sq ft

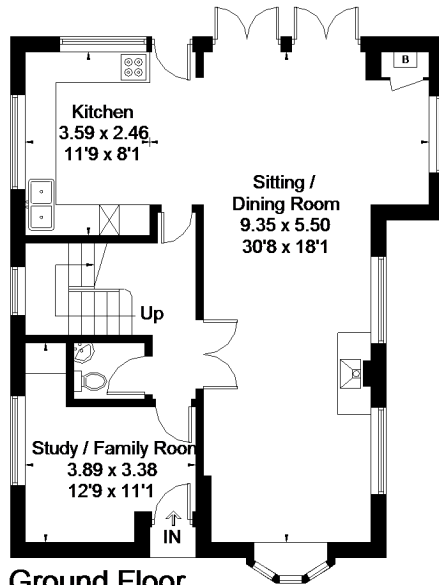
Garage = 60.8 sq m / 654 sq ft

Outbuilding = 17.6 sq m / 189 sq ft

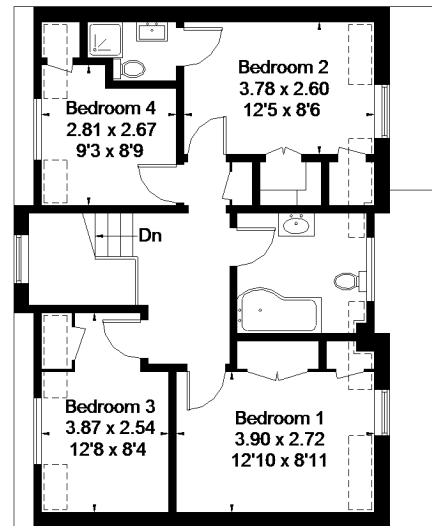
Total = 209.8 sq m / 2258 sq ft



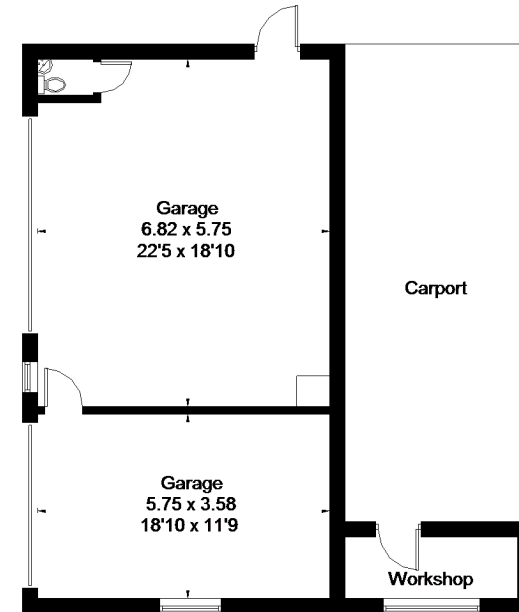
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 174352

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.

