



**15 Silent Garden Road, Liphook, Hampshire**  
**Price Guide £450,000 Freehold**

15 SILENT GARDEN ROAD  
LIPHOOK HAMPSHIRE GU30 7GU

Price Guide £450,000

Master bedroom with en-suite

Downstairs cloakroom

2 further bedrooms

Garage and parking

Family bathroom

Landscaped garden

Kitchen/breakfast room

Close to schools & shops

Living room

Walking distance to railway station



**An impressive end-townhouse,  
ideally placed for Liphook village  
centre.**

#### THE PROPERTY

Situated on the much favoured Silent Garden development, which immediately adjoins the South Downs National Park, this extremely well-presented end-townhouse provides spacious accommodation over three levels and is perfectly situated for the village centre and highly-regarded Bohunt School. The property features a superb top floor master bedroom suite, comprising bedroom, dressing area and well-appointed en-suite shower room. To the first floor, there are two further bedrooms and a family bathroom, whilst on the ground floor there is a beautifully fitted kitchen/dining room fitted with a range of attractive units incorporating work surfaces and integrated oven, hob and extractor and fridge freezer. The living room has doors extending leading out to the rear garden.



## THE GROUNDS

The rear garden is enclosed and landscaped with good sized patio with lawns and well stocked borders borders. Timber shed and rear access gate leads to the garage and driveway parking to the rear.

## SITUATION

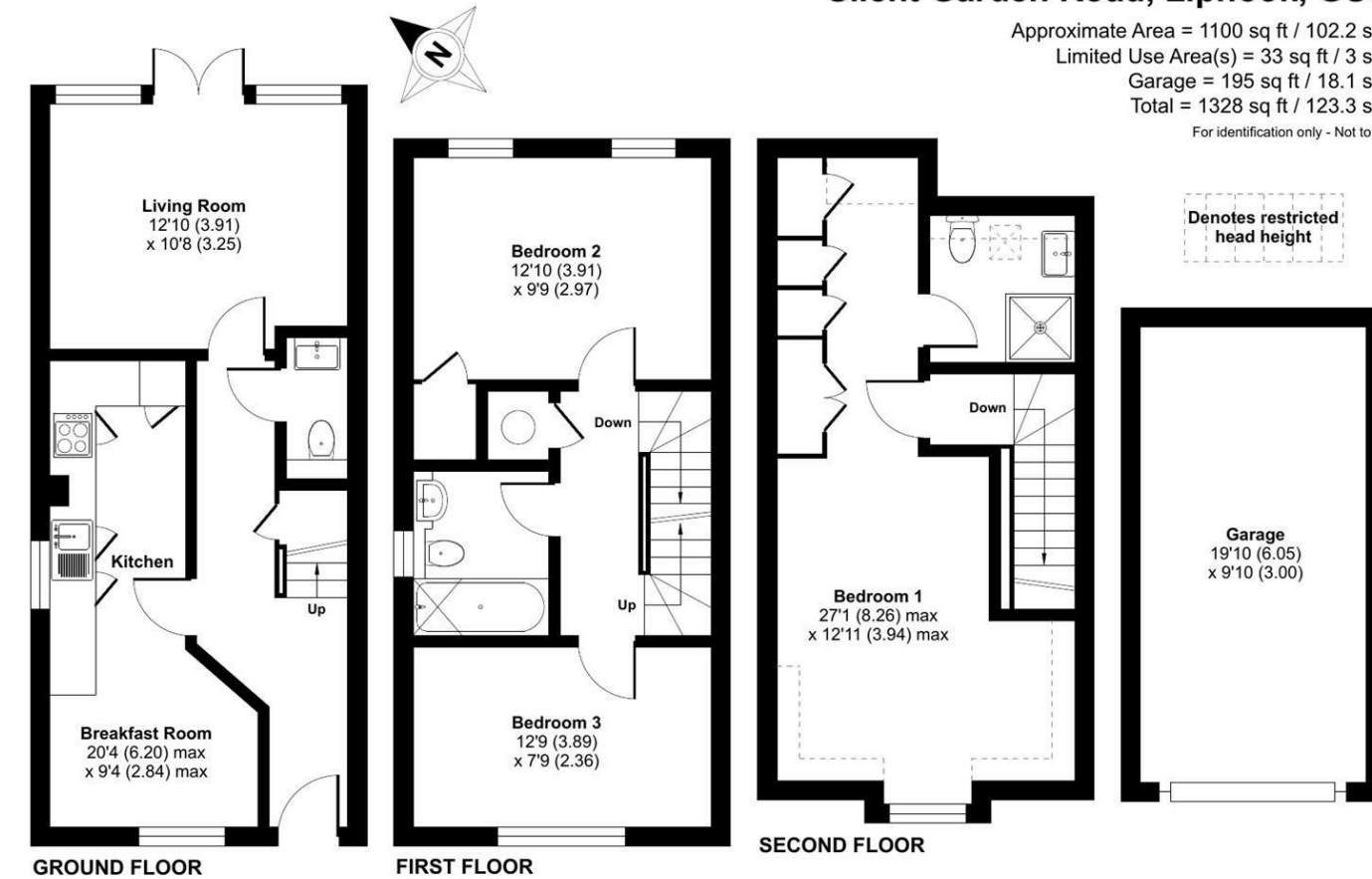
The property is set on the popular Silent Garden development, adjoining the South Downs National Park and is within easy walking distance of Liphook's village square, mainline station and well-regarded schools. The village itself provides a wide range of amenities which cater for most day-to-day needs including a Sainsbury's superstore, whilst the mainline station offers services on the London Waterloo to Portsmouth line. The nearby Bohunt Academy has an outstanding Ofsted rating as well as an adjoining sixth form college. Liphook also boasts a good range of leisure facilities including cinema, coffee shops pubs and restaurants, whilst the surrounding area is noted for its natural beauty much of which is either owned by the National Trust or set within the South Downs National Park. There are lovely walks nearby, which can be directly accessed from the development, there are also two golf courses, two health spa and the Bramshott junction onto the A3.

Liphook main line station 0.3 miles  
Village centre 0.2 miles  
Hindhead Tunnel 4.7 miles  
Haslemere 5 miles  
Petersfield 8 miles  
Guildford 18 miles  
Portsmouth 27 miles

# Silent Garden Road, Liphook, GU30

Approximate Area = 1100 sq ft / 102.2 sq m  
 Limited Use Area(s) = 33 sq ft / 3 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1041140

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band E

## SERVICES

All mains services & gas central heating via radiators

Estate Charge 2023 - £310pa

9th October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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	

## CG LIPHOOK OFFICE

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## DIRECTIONS

Proceed out of Liphook, along the Portsmouth Road, and after approximately 300 yards turn right into The Firs follow the road round and Silent Garden is on the left-hand side. As you go into Silent Garden follow the road round to the right where you will find the property on the left

## 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

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T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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