



8 Yeomans Lane, Liphook, Hampshire GU30 7PN
Price Guide £425,000 Freehold

CLARKE  GAMMON
1919

8 YEOMANS LANE
LIPHOOK HAMPSHIRE GU30 7PN

Price Guide £425,000

Established semi-detached house

Extended and adapted

Replacement double glazed
windows

Entrance hall & cloakroom

Enlarged living room with
conservatory

Refitted integrated kitchen

Three bedrooms

Refitted luxury shower room

Attached garage & parking for two

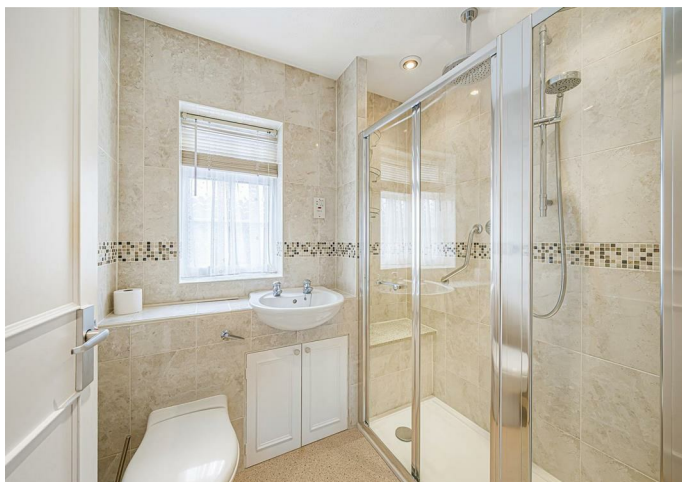
Private large gardens



**An established semi-detached house,
tastefully extended and refitted,
occupying a desirable location on the
outskirts of the village.**

THE PROPERTY

The house was constructed in the early 80's and over the years has been extended and adapted to provide excellent accommodation. There is an entrance hall off which has been created a ground floor cloakroom, the living room beyond has also been extended and had a conservatory added which opens up and adjoins the private gardens. The kitchen has been replaced and has a full range of integrated units, there are three bedrooms, the bathroom has been refitted and now offers a wc, handwash basin and large tiled shower cubicle.



THE GROUNDS

Outside, the property has its own attached single garage with up and over door and useful roof void storage, there is light and power and a personal door that gives access to the back garden. There is parking for two cars. The front garden is open plan and the rear garden which is an undoubted feature is enclosed and enjoys a high degree of privacy and is laid to lawn. There is an extended sun terrace with a timber garden shed.

SITUATION

The property is set in a development of similar houses and is ideally placed for the nearby and well-regarded local schools. The award winning Bohunt Academy & sixth form college have an excellent Ofsted rating. The village itself provides a wide range of shopping and recreational facilities, which include a Sainsbury's superstore, numerous pubs and restaurants and various sporting clubs. Liphook also has the recently opened Living Room Cinema. The surrounding area is noted for its natural beauty much of which lies within the South Downs National Park. Liphook mainline station provides rail services to London Waterloo, whilst the nearby A3 provides fast links to Guildford, the M25 and London to the north, Portsmouth, the M27 and the coast to the south.

Post Office – 0.4 miles

Liphook Centre – 0.6 miles

Station – 1.1 mile

Haslemere – 4.6 miles

Guildford – 14 miles

London Waterloo – In under an hour

Portsmouth Harbour – 28 miles

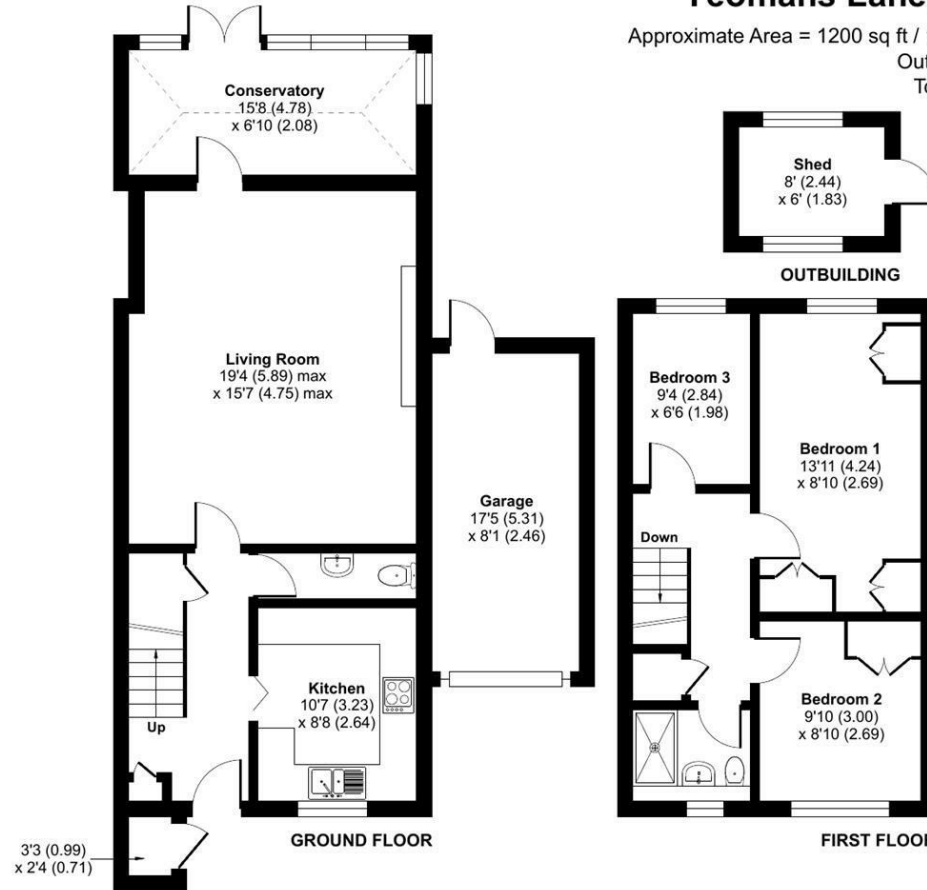
Heathrow Airport – 43 miles

Gatwick Airport – 40 miles



Yeomans Lane, Liphook, GU30

Approximate Area = 1200 sq ft / 111.5 sq m (includes garage)
Outbuilding = 55 sq ft / 5.1 sq m
Total = 1255 sq ft / 116.6 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: 940768

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band D

SERVICES

All mains services

21st November 2024

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		
	64	79
England & Wales		EU Directive 2002/91/EC

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices in the square proceed away from the village on the Longmoor Road and after passing Bohunt School on your left, turn right into The Avenue. After 200m turn left into Yeomans Lane where the property will be found a short distance in on the 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

