



The Avenue, Liphook,
Hampshire GU30 7QS Freehold

CLARKE  GAMMON
1919

58 THE AVENUE LIPHOOK GU30 7QS

Brilliant setting, close to
village centre and schools

Three outstanding bedrooms

Kitchen with plenty of
cupboards and surface space

Quality upgraded flooring

Larger than usual size, 1050
sq ft

Spacious living dining room
and conservatory

Attractive décor throughout

Garage and allocated
parking

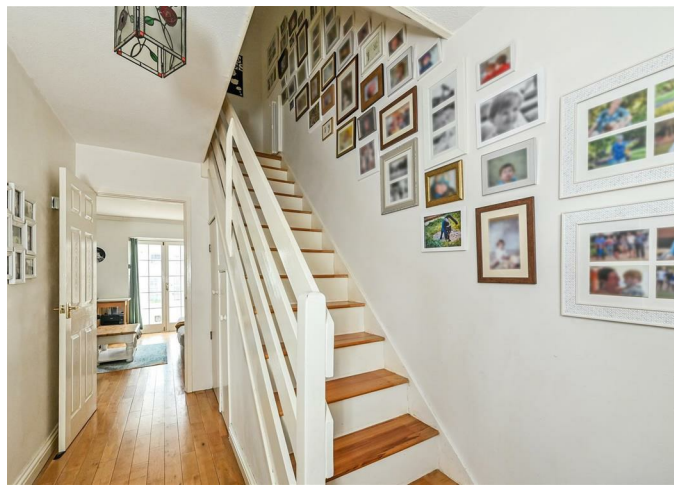


A more spacious than usual three bedroom home on The Avenue in Liphook.

THE PROPERTY

A more spacious than usual three bedroom home on The Avenue in Liphook. When sole agents Clarke Gammon previously sold this property, it was done so as a four bedroom home. By reviewing our professionally prepared floorplan, one can observe that the primary bedroom was once two bedrooms. During the present owner's tenure, they opened this room up to be one superb sized room.

Elsewhere, on the ground floor there is a spacious living/dining room with a wall of useful storage units and double doors leading to a conservatory and West facing garden beyond. There is a modern kitchen with plenty of wall and floor cupboards, wooden effect worktops and a tiled floor. A quality wooden floor is in place through the majority of the property. Back upstairs, there is the previously mentioned primary bedroom, as well as two brilliant further double bedrooms and a bathroom with fully tiled walls and a white suite.



THE GROUNDS

To the front of the house there is an open plan area of lawn and pathway leading to the front door and outside cupboard. The rear garden has a patio with a small step up to an area of level lawn. The boundaries are defined by fencing and some natural plantation. There is a shed at the back of the garden. A rear/side access gate heads the parking for the property, which comprises an allocated space and a garage in a block.

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 a direct rail service 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

Liphook Railway Station - 14 minutes walk

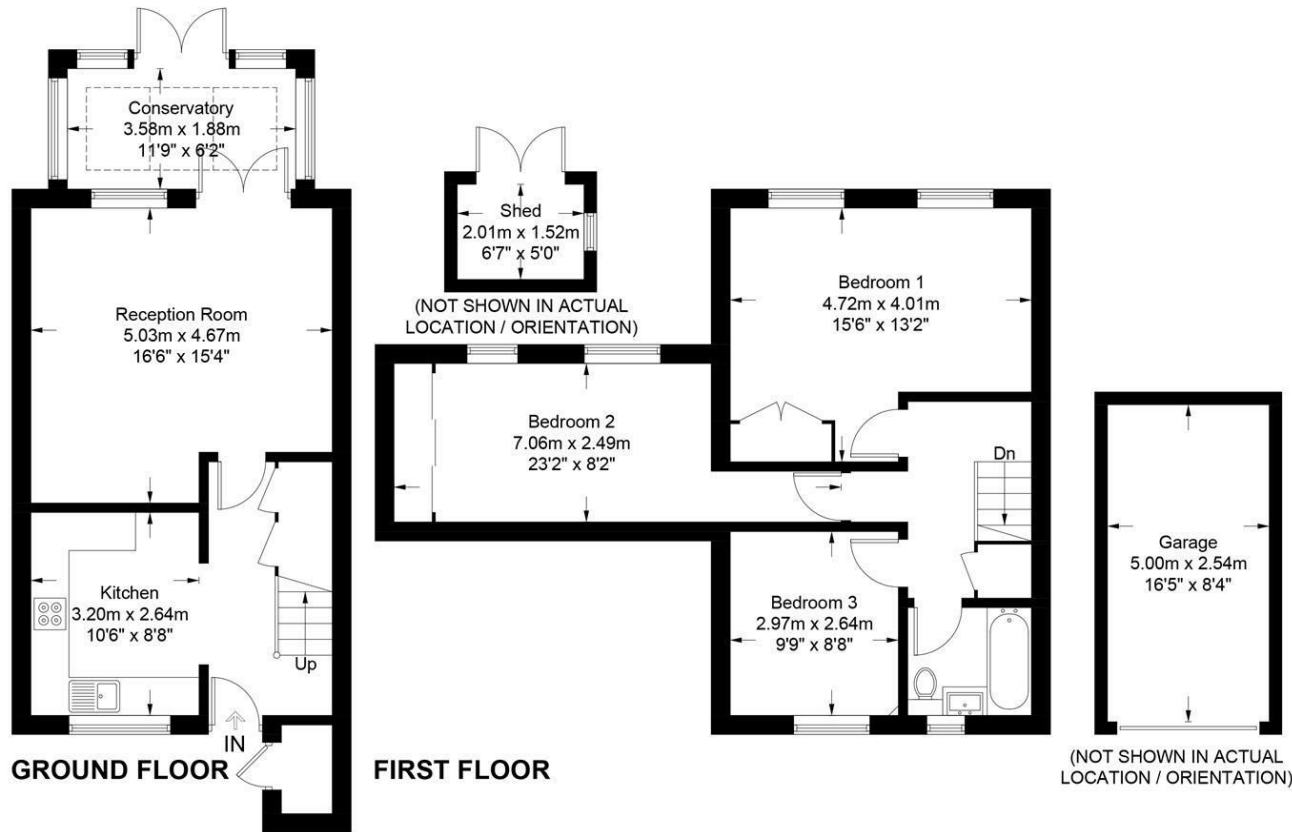
Bohunt School - 8 minutes walk

A3 junction at Griggs Green - 1 mile

Guildford - 18 miles

London Heathrow - 38 miles

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft
 Outbuildings = 17.0 sq m / 183 sq ft
 Total = 114.5 sq m / 1232 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1151548)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

5th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

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
 T: 01428 728 900

MAYFAIR OFFICE
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 T: 01483 223101

