



**Foresters Drive, Liphook,
Hampshire GU30 7WR Freehold**

**27 FORESTERS DRIVE
LIPHOOK GU30 7WR**

Enviably position

Catchment for Bohunt and
Liphook Junior schools

Five year old detached home

Large living room

Lovely kitchen/dining room
with doors to garden

Four bedrooms, two
bathrooms and downstairs
w/c

South facing garden with
lawn and decked terrace

Garage (currently used as a
home gym), driveway and
parking



**An attractive, nearly new home
which could be an easy choice for
those looking for an impeccable
4 bed, 2 bath property.**

THE PROPERTY

Located within easy walking distance for the excellent local schools, and a minute by car to the Griggs Green A3 junction is delightful family home laid out in a traditional format over two floors. On the ground floor is a hallway with w/c, a large sitting room, and a spacious open plan kitchen/dining room with doors out to the rear garden as well as a handy utility room. On the first floor are four good bedrooms. With the large primary bedroom having an en-suite shower and the remaining bedrooms use of the primary bathroom.



THE GROUNDS

To the front is blocked paved area where parking is available. Additionally, there is a tarmac driveway on the side of the house which in turn offers access to the larger than usual garage (which is brilliantly being used as a gym at present).

A side gate leads into the south facing garden which has a mixture of patio, decking and a level lawn.

SITUATION

The property sits on the Oak Park development and lies between Liphook village centre and the Griggs Green area. Liphook itself is within walking distance and provides schools for all age groups, local and national shops including Sainsbury's supermarket, cinema and a mainline railway station. Also within walking distance there is a superb network of footpaths and walks including the Shipwrights Way. The area is noted for its natural beauty, much of which lies within the South Downs National Park and features numerous recreational and leisure amenities.

Local schools - 0.3 and 0.4 miles

A3 Junction - 1 mile

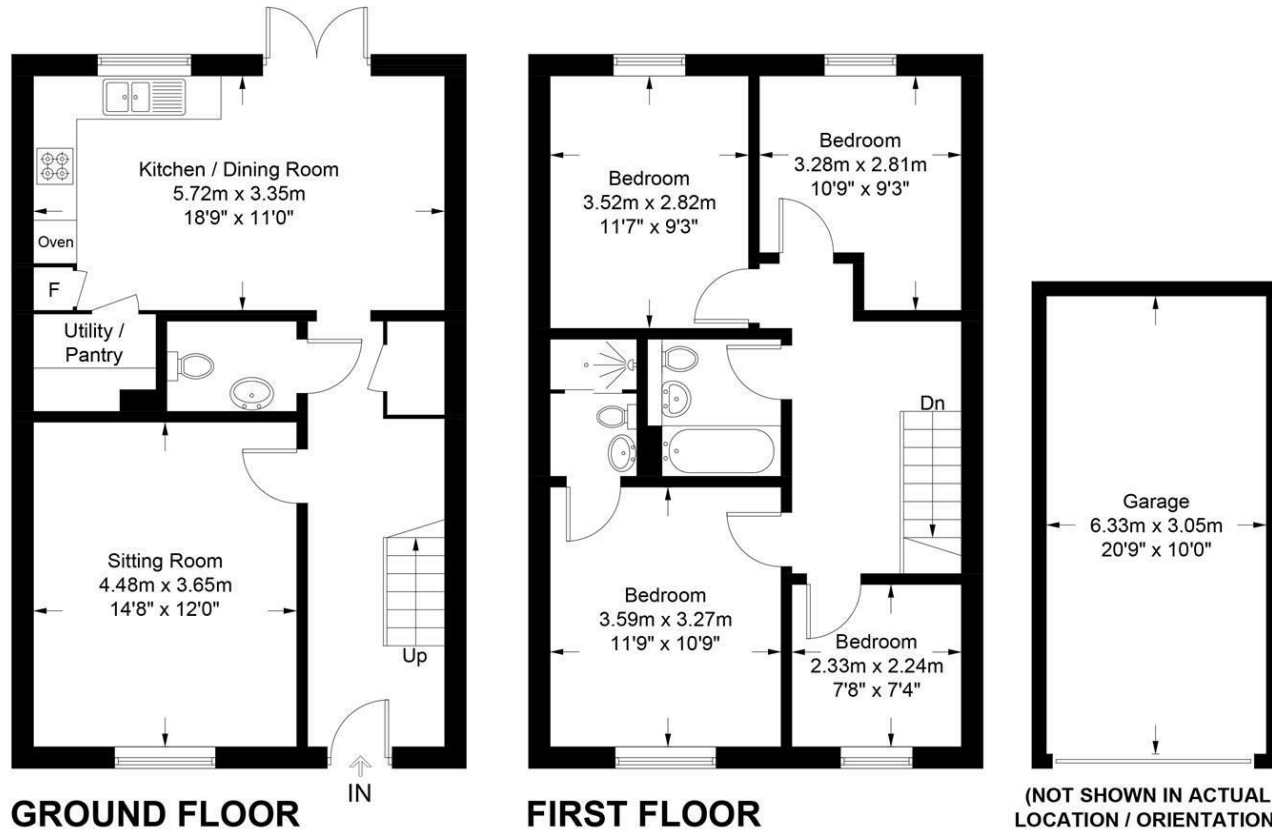
Liphook station - 1.1 miles

Guildford - 18 miles

London Heathrow - 37 miles

Central London 38 miles

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
 Garage = 19.4 sq m / 209 sq ft
 Total = 125.8 sq m / 1354 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1161860)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

20th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED
 T: 01428 728900
 E: liphook.sales@clarkegammon.co.uk
clarkegammon.co.uk

DIRECTIONS

From our offices in Liphook, proceed along the Longmoor Road passing Bohunt School on the left and at the roundabout turn right into Lowsley Farm Drive following around to the right and proceeding into Brickwork Avenue. Continue to the top of the road and bear left and then turn left into Foresters Drive. Our property is the very last house on the southerly side of the road.

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

