



**Hazeldean Road Liphook  
Hampshire GU30 7PH Freehold**

CLARKE  GAMMON



## 1 ST GEORGES COTTAGES HAZELDENE ROAD LIPHOOK GU30 7PH

1907 character, semi-detached cottage

Large garden in the region of 100ft

Amalgamated living/dining room

Newly updated bathroom

Parking for two

Kitchen opening into all year round conservatory

Two double bedrooms and loft bedroom\*

Brick built garden building



**A charming period cottage, with  
open plan living spaces and a  
lovely large garden.**

### THE PROPERTY

This Edwardian semi-detached home is located on a quiet road on the outskirts of Liphook. Notable alterations to the property are immediately apparent in the spacious sitting/dining room, which has been opened up to create an excellent area for families and hosting guests. The kitchen, equipped with numerous eye-level cupboards, flows into a charming conservatory that fills the home with natural light. The ground floor also features a newly updated family bathroom.

Upstairs, you'll find two bright double bedrooms, each with built-in storage. A further staircase leads to the second floor, where a loft room or additional bedroom with a Velux window awaits. Please note that the loft room was used as a bedroom during the current owners tenure, although future owners may wish to have the staircase arranged to allow this room to officially be classified as bedroom three\*.





## THE GROUNDS

French doors from the conservatory open onto a west-facing garden, which primarily set to a level lawn. The garden opens wider at the very rear, and lends itself to being utilised as a vegetable or growing garden. The garden is enclosed by fencing and has a brick-built garden store. There is side access via a gate, and the front of the property offers parking space for two cars. The overall length of the plot is in the region of 100 ft.

## SITUATION

The property is conveniently located adjacent to Old Thorns Golf Course and near the welcoming Deer's Hut pub, which offers a warm interior and excellent outdoor spaces. The A3 and Mainline Train Station are easily accessible, and Liphook boasts a variety of high-quality schools, including Liphook Infant, Liphook Junior, and Bohunt Schools, all within close proximity. Local amenities include a large Sainsbury's, lovely independent restaurants and coffee shops as well as the Living room cinema.

A3 Junction - 0.1 miles

Old Thorns/The Deers Hut - 0.2 miles

Bohunt School - 1.2 miles

Train Station - 1.6 miles

Haslemere - 4.4 miles

Guildford - 18.5 miles

## Hazeldene Road, GU30

Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft  
 Outbuilding = 6.5 sq m / 70 sq ft  
 Total = 99.9 sq m / 1075 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1064001)

### LOCAL AUTHORITY

EHDC

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

13th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(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

From the centre of Liphook, head west along Longmoor Road for approximately 1.5 miles. After passing the Deers Hut on the left, continue along until the next left turn. Follow the road around to the right, and then turn left on to Hazeldean Road. Our property is a short way up 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

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HASLEMERE OFFICE  
 T: 01428 664 800

LIPHOOK OFFICE  
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