



Connaught Drive, Bramshott Place,
Liphook, Hampshire GU30 7GZ

CLARKE  GAMMON
1919

32 CONNAUGHT DRIVE, BRAMSHOTT DRIVE, LIPHOOK, HAMPSHIRE GU30 7GZ

LEASEHOLD

An immaculately presented, nearly new three double bedroom home located in the highly sought-after Bramshott retirement village exclusively for the over 55's. The property also benefits from three bathrooms, a small private garden and excellent on-site facilities set amongst beautiful grounds.

To the ground floor, overlooking our private patio and grassland beyond, is a large open plan kitchen-dining-garden room with fitted appliances and patio doors to rear outdoors area. Adjacent is a spacious living room with high quality bespoke wall cabinets. Completing the ground floor is a well sized double bedroom with patio doors that give views over the gardens. The room also benefits from a Jack and Jill ensuite shower room. This room could also be used as a study if preferred. Upstairs are two double bedrooms, each with their own en-suite bathroom or shower room, as well as a generous amount of fitted wardrobes and eaves storage areas. The entire house has been finished to a high standard throughout and has just been freshly redecorated. This really is a 'nearly new' property and would make a wonderful choice for those looking for a property in this category.

Parking is provided close by to the cottage. A short walk away is the development's Club House with all the facilities, beyond which is the open parkland, and beautiful gardens designed by an award-winning landscape architect.

- Outstanding facilities
- Gated site of 32 acres
- Immaculate throughout
- Private patio and small garden
- Brilliantly maintained grounds
- Three bedrooms/Three bathrooms
- Thriving social community
- Parking

CG LIPHOOK

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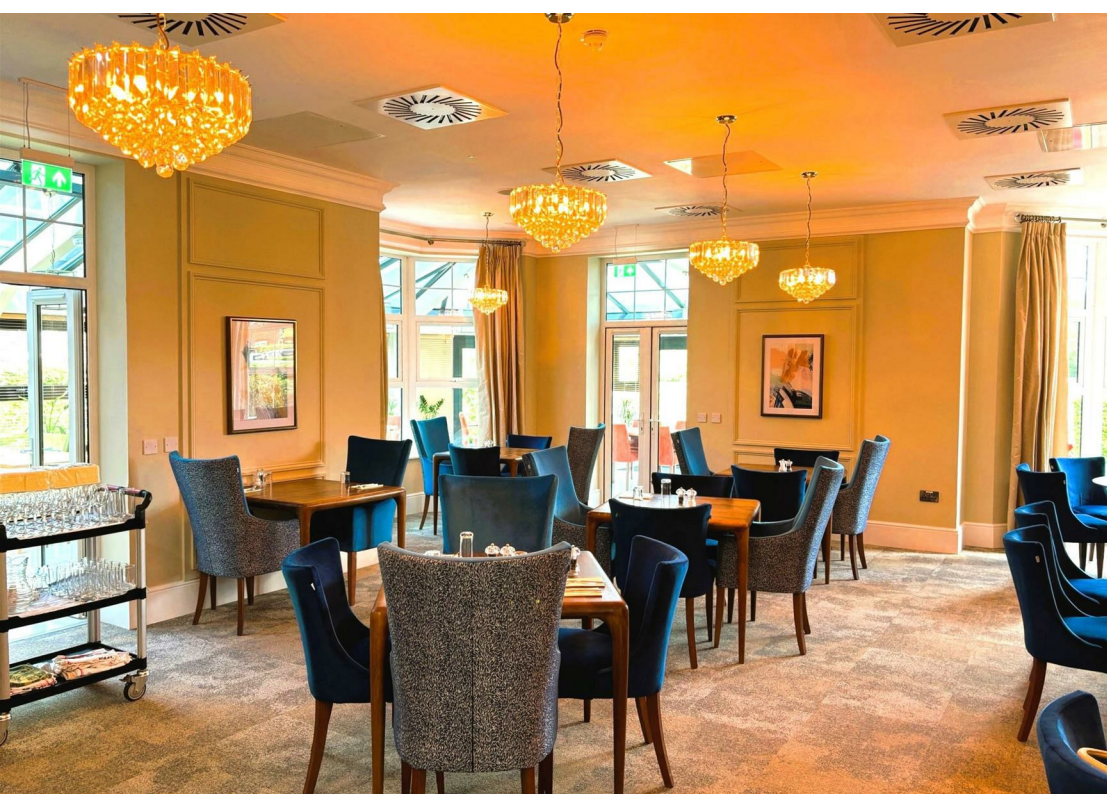
clarkegammon.co.uk

Local Authority:
Services:

EHDC Band F
Mains electricity and water









SITUATION

The house has 24 hrs emergency call systems as well as domestic help for 1 hour weekly together with the laundry of bed linen, all of which is covered by the service charge. There is village transport with a vehicle that gives access to the centre of Liphook. The Club House offers its own restaurant and bar, and there is a swimming pool facility and small gymnasium, library, games room and communal entertainment. Periodically during the week there is a shop available. The development is tucked away in its own wonderful grounds yet is very accessible to the A3 which gives access to London, the M25, and the South coast. Liphook centre is


only a short distance away with its mainline station connecting to Waterloo in just over the hour. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill, Wheatsheaf Common, and Chapel Common. There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.



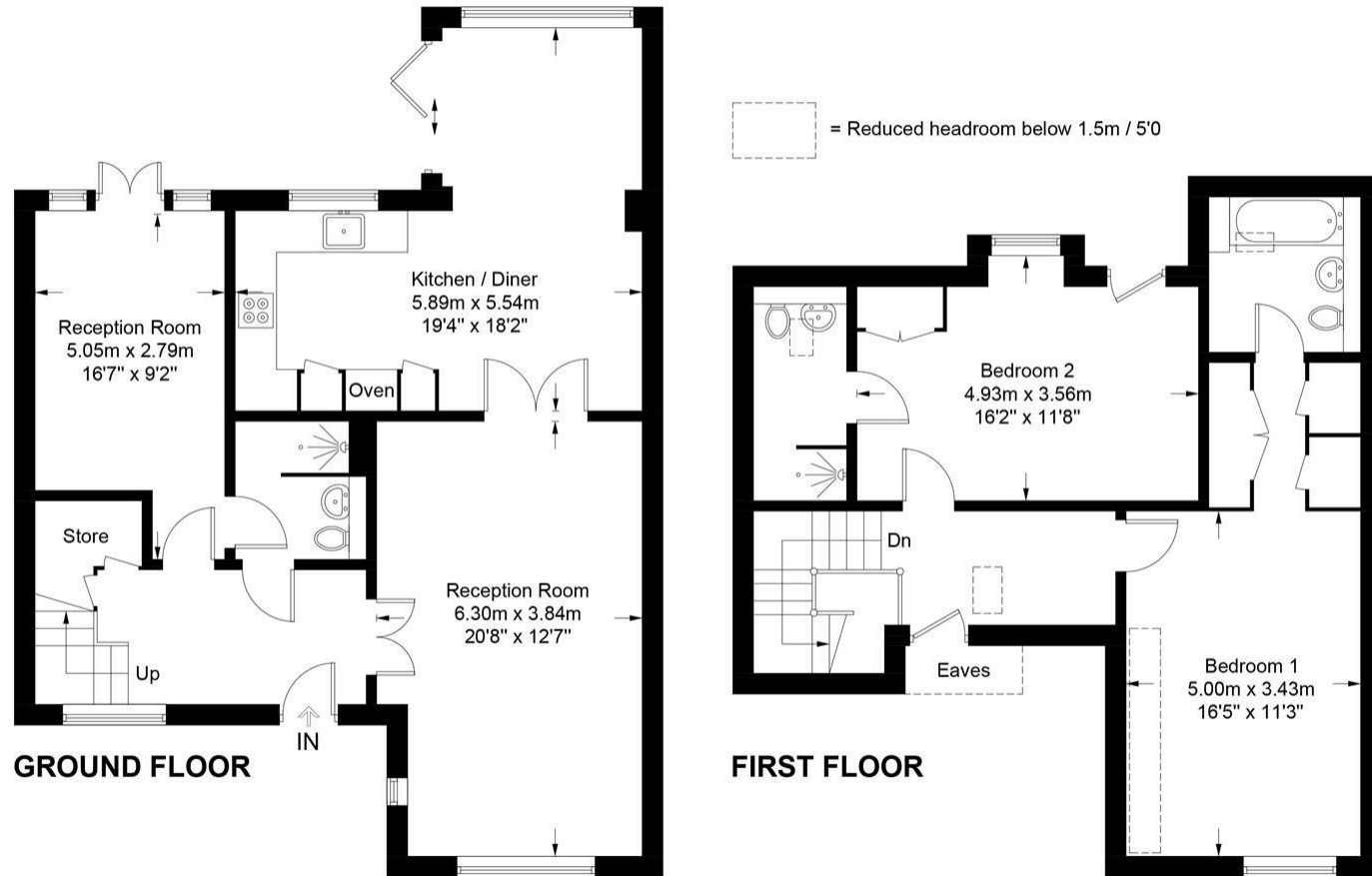
DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance look to turn right signposted to Bramshott Place, where the entrance to Bramshott Place will be found, also on the right. Continue along and take the first left hand turn. Proceed to the very end of this road. Parking for our property is set in front of the lawned area opposite the property.

The Lease: The remainder of 125 years from 2018. Service charges and ground rent applies. There are additional costs involved when the property is sold, reverting percentages back to the village.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Approximate Gross Internal Area = 138.1 sq m / 1486 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1168747)
Produced for Clarke Gammon

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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