



Huron Drive, Liphook,  
Hampshire GU30 7TY



37 HURON DRIVE LIPHOOK HAMPSHIRE GU30 7TY

## Freehold

An attractive detached family house offering flexible accommodation occupying an established position on the popular St. James place development and is within walking distance of the village centre and mainline station.

37 Huron Drive was constructed in the year 2000 and offers spacious, flexible family accommodation. The front entrance offers an entrance porch with access into the spacious reception hall, off which is the cloakroom and understairs storage. The sitting room is a good size and has an operational open fireplace. There are double doors which also lead to the dining room which has a bay window. At the front of the property there is a spacious study/family room and to the rear is the kitchen breakfast room with extensive range of worktops, base units, wall cupboards. Both the sitting room and the kitchen- breakfast room offers patio doors to the rear garden. Off the kitchen there is a utility room which also has outside access. On the 1st floor there is extensive bedroom accommodation. The master bedroom has built in wardrobes, and an en-suite bathroom. There are 4 further bedrooms, the 2nd of which has an ensuite shower and built in wardrobes, and there is a separate family bathroom.

There is parking for 3-4 cars which gives access to the property, and a detached double garage with twin up and over doors, light and power, roof storage and a personal door. Attached to the outside of the building there is an electric car charger. The rear garden has a high degree of privacy, it offers a sizeable sun terrace, raised timber decking and an area of lawn. There are established boundaries, beyond the bottom boundary there is an area of light woodland which also forms part of the property.

- Spacious Entrance Hall & Cloakroom
- Sitting room with open fireplace
- Dining room with bay window
- Study/Family room
- Kitchen /Breakfast room & Utility
- Master bedroom with en-suite bathroom
- 4 Further Bedrooms
- Additional en-suite & family bathroom
- Detached double garage & parking
- Private gardens

### CG LIPHOOK

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Local Authority: Tax Band G

Services: All Mains Services















## SITUATION

The property is tucked away in a small cul-de-sac which forms part of the St James's place development, which is highly desirable with its millennium green open space and immediate access to all local facilities including Sainsburys supermarket. The mainline station is walking distance with fast and frequent trains to Waterloo in just over the hour. Also within walking distance are acres of beautiful countryside where walking can be enjoyed at Iron Hill, Wheatsheaf Common, beyond which is Chappell Common. The village centre has recently opened a highly desirable living room cinema and boasts a variety of shops, cafes and highly regarded public houses. The area as a whole is renowned for its schooling with

excellent infant and junior schools and the highly rated Bohunt Academy. There are also, within easy reach of the property established private schools, including Churcher's college and Highfield and Bookham. There are excellent sporting facilities in the area with junior and senior football and cricket, Liphook Bowls Club, and golf at Liphook Golf course and Old Thorns Golf and Country Club.






## DIRECTIONS

From our offices in the centre of Liphook, proceed along the Midhurst Road and pass Sainsburys on the left. At the roundabout proceed straight over into Ontario Way, which will ultimately lead to Huron Drive. turn left into Huron drive, follow the road which eventually bears left. Continue to the end of the road, at the T junction, turn right and No. 37 is the 1st property on the left.

27th March 2025

**Liphook mainline station - 0.5 miles**  
**Liphook Town Square - 0.5 miles**  
**Guildford - 18.2 miles**  
**Haslemere - 4.9 miles**  
**Farnham - 13.4 miles**  
**Petersfield - 10.7 miles**  
**Portsmouth - 27.6 miles**  
**London 49 miles**

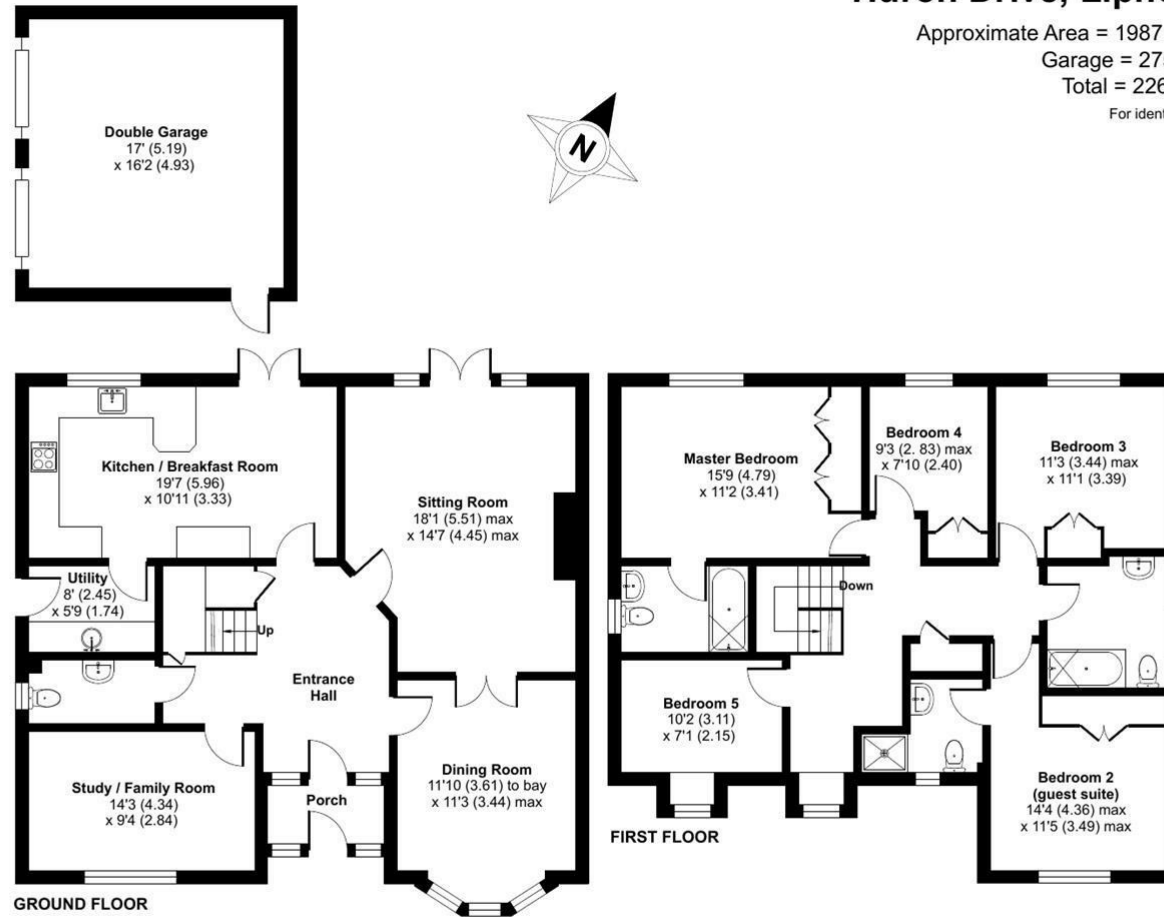
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# Huron Drive, Liphook, GU30

Approximate Area = 1987 sq ft / 184.5 sq m  
Garage = 275 sq ft / 25.5 sq m  
Total = 2262 sq ft / 210 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1240693

## 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.

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