



**Ontario Way, Liphook,  
Hampshire GU30 7LD.**



23 ONTARIO WAY LIPHOOK GU30 7LD

## Freehold

A much loved and cared for detached family house which is now being sold for the very first time since new. The house offers outstanding proportions extending to 2302 sq.ft.

The accommodation over both floors offers great versatility and can consist of either 4 or 5 receptions or 4 or 5 bedrooms. There is a great option for a ground floor bedroom with neighbouring shower room if one has this requirement. Other noteworthy benefits to the ground floor are a splendid opening reception area, a grand sitting room with inglenook themed fireplace which offers access to a conservatory and then out to the garden or in to the dining room. The kitchen opens into a garden room and is well equipped as well as having a lovely vista out over our gardens.

To the first floor, there are four bedrooms all with en-suite facilities (bedrooms 3 & 4 sharing). The outstanding primary bedroom suite consists of a large bedroom area with bay window. We then head into an individual dressing room with a range of wardrobes and associated furniture and then on to the large en-suite which has a freestanding bath, double shower, and twin basins. All the bedrooms are a good size and all come with a form of fitted wardrobe.

There is a magnificent double garage with twin up-and-over doors. The property is approached by a block paved drive providing parking for several vehicles. This is flanked by an area of lawn and several shrubbery bushes and some small trees. In the rear garden there is a wide paved sun terrace and a level area of lawn. The garden is well enclosed with mature shrubs, affording a good degree of privacy.

- **Nearly 2500 sq ft of accommodation excl garaging**
- **Outstanding position at head of gated development**
- **Versatile accommodation of 4/5 bedrooms or 4/5 receptions**
- **Delightful and well tended gardens**
- **First time of selling since new**
- **Gently screened by natural shrubbery and small trees**
- **4 bathrooms, en-suites over both floors**
- **Detached double garage and driveway**

### CG LIPHOOK

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Local Authority: EHDC

Services: All mains services

















## SITUATION

The property occupies an exclusive position within a gated community within 200 yards of the centre of Liphook village with its range of shops including Sainsburys supermarket, the Living Room cinema, a host of independent cafes and coffee shops as well as doctors surgeries and a library. Liphook station is on the Portsmouth/Waterloo main line with a journey time to London of about an hour. There is a good choice of well regarded state and private schools, including Highfield, Churchers Junior School and award winning Bohunt secondary school within the the local area. There are many acres of fine countryside close at hand including much under the ownership of the National Trust.






## 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,. Turn left through the double gates, where our property will be found at the end on this no though road.

31st March 2025

**Liphook Station-6 minutes' walk**  
**Bohunt School-10 minutes' walk**  
**A3 junction at Griggs Green-1.3 miles**  
**Guildford-18 miles**  
**Haslemere-4 miles**  
**London Heathrow-38 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 	



Approximate Gross Internal Area = 213.9 sq m / 2302 sq ft  
 Garage = 40.7 sq m / 438 sq ft  
 Total = 254.6 sq m / 2740 sq ft  
 (Including Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1178970)  
 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

GUILDFORD OFFICE | HASLEMERE OFFICE | LIPHOOK OFFICE | MAYFAIR OFFICE | AUCTION ROOMS  
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