



**Adams Mews, Liphook,  
Hampshire GU30 7HB**

CLARKE  GAMMON



7 ADAMS MEWS, NEWTOWN ROAD  
LIPHOOK GU30 7HB

## Freehold

Central Liphook location

Mews development of just 9 properties

No onward chain

3 Bedrooms

Bathroom, En-Suite and downstairs w/c

Living room, dining room and kitchen

Allocated parking

Front and rear gardens



**A 2002 built end terrace house,  
ideally situated for the village  
centre and station.**

### THE PROPERTY

The house offers three bedrooms and two separate reception rooms, a comprehensively fitted kitchen, a downstairs cloakroom, en-suite and a family bathroom. The house follows a popular and conventional design, with a small hallway offering access to the sitting room, stairs to the first floor and into the cloakroom. The sitting room is a good size and has a large front aspect window, it leads to the dining area through a pair of doors. The dining room has sliding doors to the rear garden and an opening to the kitchen. The kitchen has a good number of wall and floor cupboards and plenty of surface area. There are integrated cooking appliances and space and connections for other appliances.

Upstairs are three bedrooms, the largest bedroom has an en-suite shower room. There is also a family bathroom.





## THE GROUNDS

At the front there is allocated parking and a small area of front garden. Side access leads to the rear which is enclosed by timber panel fencing as well as mature screening. There is a paved area immediately adjoining the rear of the house. The majority of the garden consists of lawn. There is a garden shed situated at the very rear of the garden.

## SITUATION

The property is superbly positioned for village amenities, Sainsbury's and the wealth of independent shops and eateries along Station road and around the centre of the village. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo and has easy access to the A3.

Liphook Station - 2 minutes walk

Sainsbury's - 5 minutes walk

Bohunt School - 10 minutes walk

Godalming - 13 miles

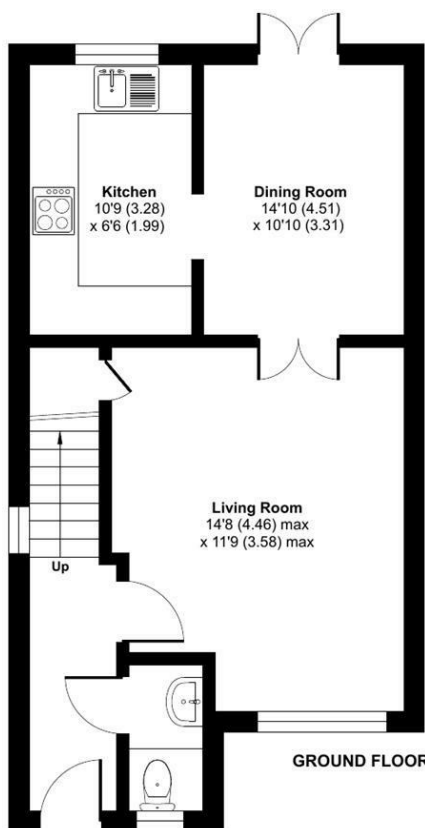
Guildford - 18 miles

London Waterloo - just over an hour by train

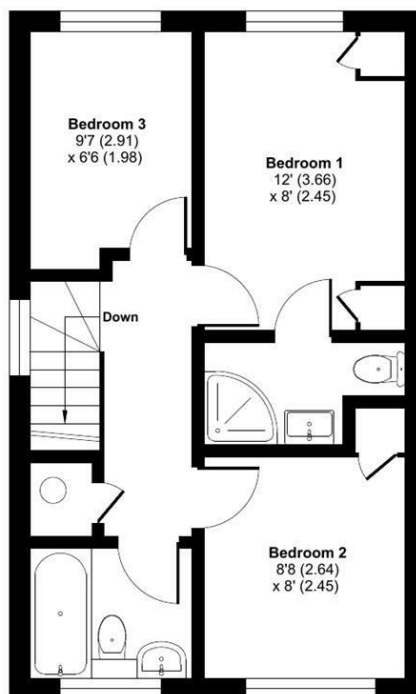
# Adams Mews, Newtown Road, Liphook, GU30

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Clarke Gammon, REF: 1260934

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

27th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(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 our office in Midhurst Road, Liphook turn right continuing down the Midhurst Road towards Sainsburys supermarket. At the roundabout turn right (third exit) and then at the next roundabout take the 2nd exit signposted towards the Station. Turn right before the bridge into Newtown Road following round to the left where Adams Mews will be found on the right.

## 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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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

