



**Brickwork Avenue, Liphook  
Hampshire GU30 7WP**

CLARKE  GAMMON  
1919

24 BRICKWORK AVENUE  
LIPHOOK GU30 7WP

1218 sq. ft of accommodation over 3 floors

Modern Taylor Wimpey home built in 2019

Living/dining room with double doors to rear garden

Driveway for two cars

High specification throughout

Balance of 10 years builders warranty

Whole top floor dedicated to primary en-suite bedroom

Landscaped southerly aspect garden



**This beautifully presented three-bedroom home is situated in the sought-after Oak Park development in Liphook.**

#### THE PROPERTY

Offering spacious and stylish living across three floors, the property features a bright and airy living/dining room with double doors leading to a thoughtfully landscaped garden. The ground floor also includes a high-end kitchen/breakfast room, complete with upgraded work surfaces, stylish tiles, integrated appliances, and a convenient downstairs cloakroom.

The first and second floors house three generously sized bedrooms and two bathrooms. The standout primary bedroom, with its en-suite, occupies the entire second floor, providing a private retreat.

The property is approaching 6 years old and is thus covered by the NHBC Buildmark warranty, offering additional peace of mind to potential buyers.



## THE GROUNDS

Externally, the property benefits from a driveway that can accommodate up to two vehicles, as well as a landscaped rear garden with sleeper retaining borders, paved areas, and a level artificial lawn, all enjoying a sunny southerly aspect.

## SITUATION

Brickwork Avenue is conveniently located under 1 mile from Liphook village centre and is within walking distance of all the local schools. The village boasts a range of amenities, including a choice of pubs, a Co-op with Post Office, Sainsbury's, and various independent shops. There are many social clubs, a choice of golf courses and an abundance of open countryside in The South Downs National Park. Liphook is also brilliantly connected, with a mainline train station serving the Portsmouth to London Waterloo route. There is also easy access to the A3.

A3 junction, Griggs Green - 0.4 miles

Bohunt School - 0.4 miles

Liphook Station - 1 mile

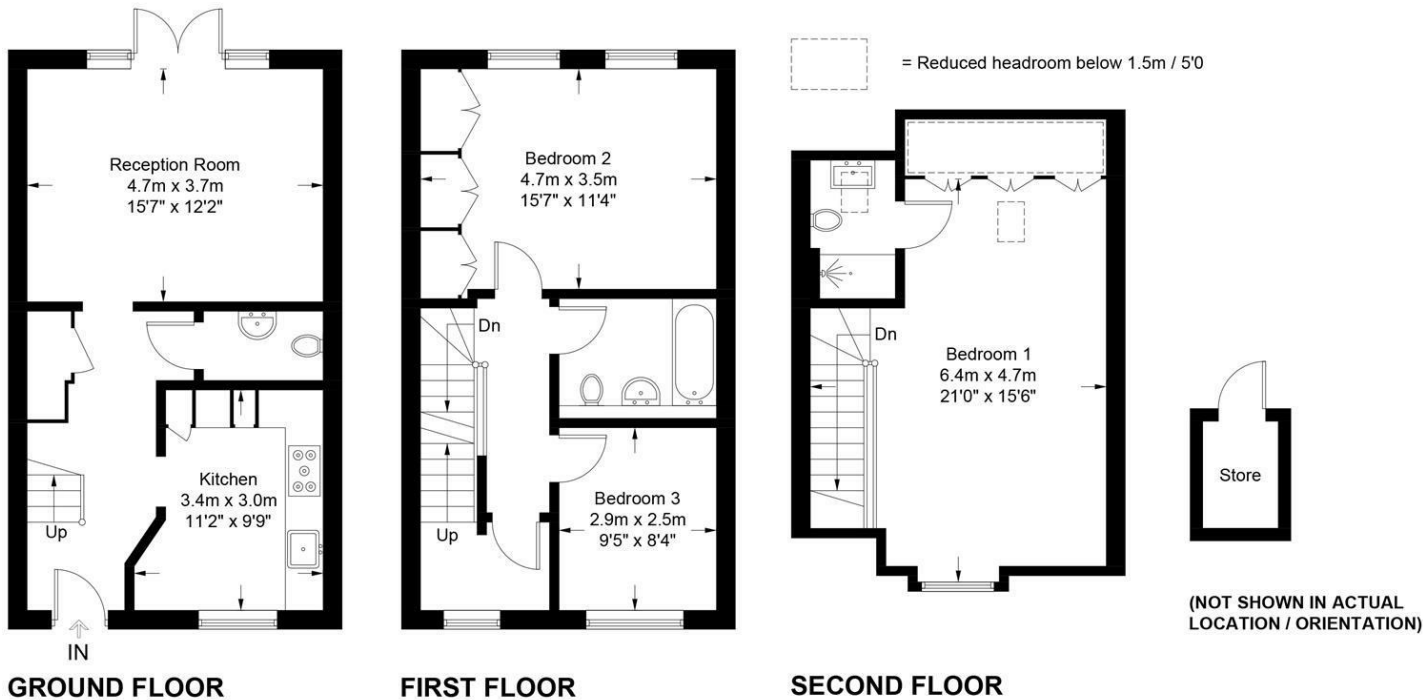
Haslemere - 4.5 miles

Guildford 18 miles

Heathrow - 38 miles

Gatwick - 46 miles

Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft  
 Store = 2.0 sq m / 21 sq ft  
 Total = 115.2 sq m / 1239 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1178353)  
 Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band E

**SERVICES**

Mains water, electricity, mains drainage  
 gas central heating

25th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED  
 T: 01428 728900  
 E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)  
[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**

From our offices in Liphook, proceed along the Longmoor Road passing Bohunt School on the left and at the roundabout turn right into Lowsley Farm Drive following around to the right and proceeding into Brickwork Avenue where the property 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

GUILDFORD OFFICE 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

