



88 Midhurst Road, Liphook, Hampshire GU30 7HA
Price Guide £595,000 Freehold

CLARKE  GAMMON
1919

88 MIDHURST ROAD
LIPHOOK HAMPSHIRE GU30 7HA

Price Guide £595,000

Established and convenient location	Kitchen and large dining room
Attractive elevations	Three good size bedrooms and bathroom
Enlargement potential, subject to planning	Attic room
Entrance lobby, cloakroom, and rear lobby	Garage and multiple parking
Beamed sitting room with open fireplace	Private mature rear gardens



An attractive 19th century period cottage, with undoubted potential occupying an established and desirable location with easy access to the village centre, mainline station, and open countryside.

THE PROPERTY

The entrance hall gives access to the ground floor cloakroom/utility room and also to the spacious dining room with its open fireplace and fitted units to either side. There is an archway from the dining room which leads to the sitting room which has exposed ceiling timbers, polished wood flooring and an open fireplace. The kitchen is equipped with Shaker units and there is access to the rear lobby which in turn leads to the rear garden. To the first floor there are three good size bedrooms, all with fitted/built-in wardrobe cupboards and the family bathroom is also of excellent size. Off the first-floor landing there is an attic staircase which gives access to the attic room, which is pine clad with heating and a window.



THE GROUNDS

The property is approached by a long shared driveway, which leads to the property, attached single garage and parking for at least four cars, extra parking could be created if needs be by reducing the large lawned area to the front of the property. This area has featured Laurel hedging and post and rail fencing. The rear garden is enclosed and enjoys a high degree of privacy, with two areas of terracing, one of which is raised and paved and surrounded by flower borders. The lawn is level and similarly raised and is surrounded by mature cultivated hedging and established boundaries. The rear garden is south-facing.

SITUATION

88 Midhurst Road occupies an extremely convenient location and is accessible to open countryside, a short walk of the main line station and village centre. The property is set back in a tucked away location, approached by a shared drive and close to the mainline station with its superb services to London Waterloo and the south coast. The village itself provides an excellent range of local amenities including a Sainsbury's superstore, a traditional bakery and a range of other independently owned shops. Within walking distance are some excellent schools including Bohunt Academy with its sixth form, whilst in the private sector there is easy access to both Churchers Juniors and Highfield and Brookham. The surrounding area is noted for its natural beauty much of which is owned by the National Trust or sits within the South Downs National Park. Close by are some excellent walks at Iron Hill, Stanley common and Linchmere Common.

Liphook station – 0.1 mile

Liphook village centre – 0.25 miles

A3 Junction – 1.5 miles

Haslemere – 4 miles

Petersfield – 10 miles

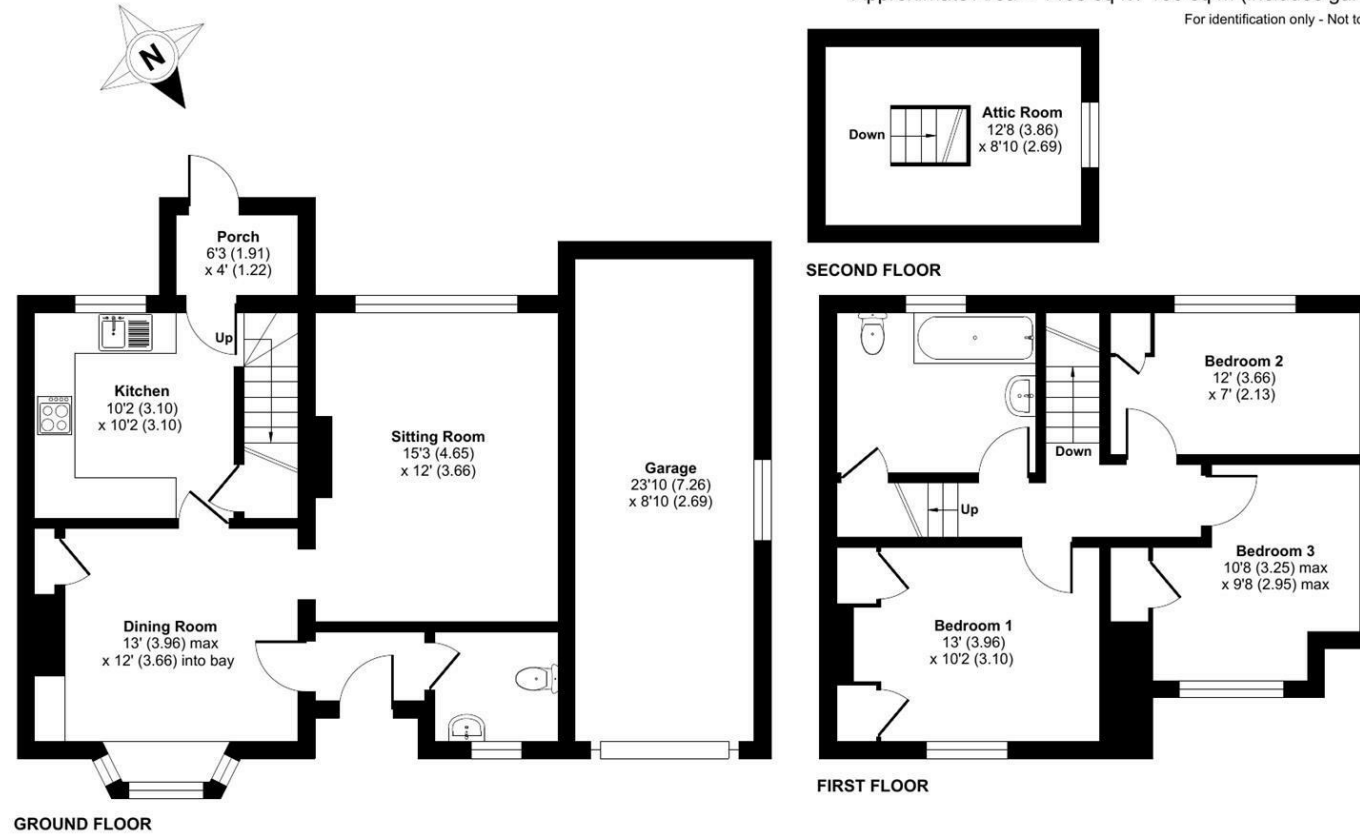
Portsmouth – 29 miles

Guildford – 19 miles

Midhurst Road, Liphook, GU30

Approximate Area = 1403 sq ft / 130 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 814299

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band E

SERVICES

All mains services

2nd February 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

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DIRECTIONS

From our office in the centre of the village, leave the Midhurst Road in an easterly direction, once you have past over the railway bridge, look to turn immediately right opposite the slow sign painted on the road into the drive of number 88. If you reach the row of white cottages on the right you have gone too far.

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

