



The Square, Liphook, Hampshire, GU30

Guide Price: £1,150,000 Freehold

An immaculately presented period property in the heart of Liphook with landscaped, west facing garden, parking, garage and self-contained commercial unit which is currently let.

3 bedrooms, bedroom 4/study, family bathroom, further bathroom, sitting room, snug, kitchen/dining room, cloakroom/utility room, studio, garage, parking in a courtyard and a walled in garden, attached commercial premises.

EPC Rating: "D" (58).

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DESCRIPTION

A period property with brick and part tile hung elevations under a tiled roof and the principal accommodation arranged over two floors. Extensive works have been carried out on the property to create a stunning home, showcasing the period features yet incorporating every modern day convenience you would expect to find in a house of the 21st Century. On entering the property, there is a hall with a door to the drawing room with feature fireplace. The kitchen/dining room is situated at the rear of the property overlooking the garden and is fitted with matching contemporary floor and wall mounted units. There is also a second reception room with wood burner and double doors leading outside. There is a separate utility room. From the hall, stairs rise to the first floor landing, off which doors lead to three bedrooms, all of which are large enough to accommodate double beds and a family bathroom with separate shower and an additional bathroom. Accessed through one of the bedrooms is bedroom 4 or study which has access to the refurbished loft space. The garden is situated to the rear and is landscaped for ease of maintenance and can be accessed either through the house or via a side gate. There is a raised, brick built kitchen garden which has its own water irrigation system. In the corner of the plot is a separate brick built studio with electricity and water which makes an ideal home office or playroom. A door leads through to the garage.



Adjoining this delightful home is a self-contained commercial unit which generates a useful annual income. This premises is currently occupied by an estate agency and therefore has A2 usage but was previously used as a retail unit with A1 use. AGENTS NOTE: The floor plan only depicts the residential element of the property and not the commercial unit which is included within the sale.

LOCATION

The property is situated in the conservation area within the heart of the village of Liphook which boasts its own train station, schools, pubs, churches, a golf course and a variety of everyday amenities. Further amenities can be found in Petersfield to the south-west and Hazlemere and Guildford to the north. A train station in the village provides a direct train link to London Waterloo in just over an hour. There are many popular schools in the area including Bohunt School, Churcher's College, Bedales, Highfield School and Kind Edward's School in Witley.

Services: Mains gas, electricity, water and drainage.

Ref: AB/120027/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From Petersfield, proceed north on the A3 towards London. Take the exit sign posted towards Liphook and follow the slip-road, back over the A3. On entering the village of Liphook at the first mini-roundabout take the first exit and at the second mini-roundabout almost immediately after, take the second mini-roundabout. The property can be found on the right hand side before you get to the first set of traffic lights.

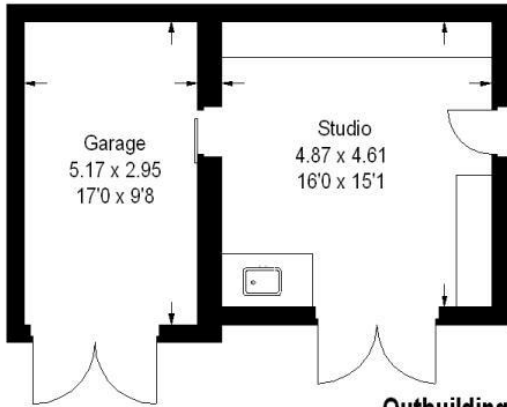


The Square, Liphook

Approximate Gross Internal Area :- 207 sq m / 2228 sq ft

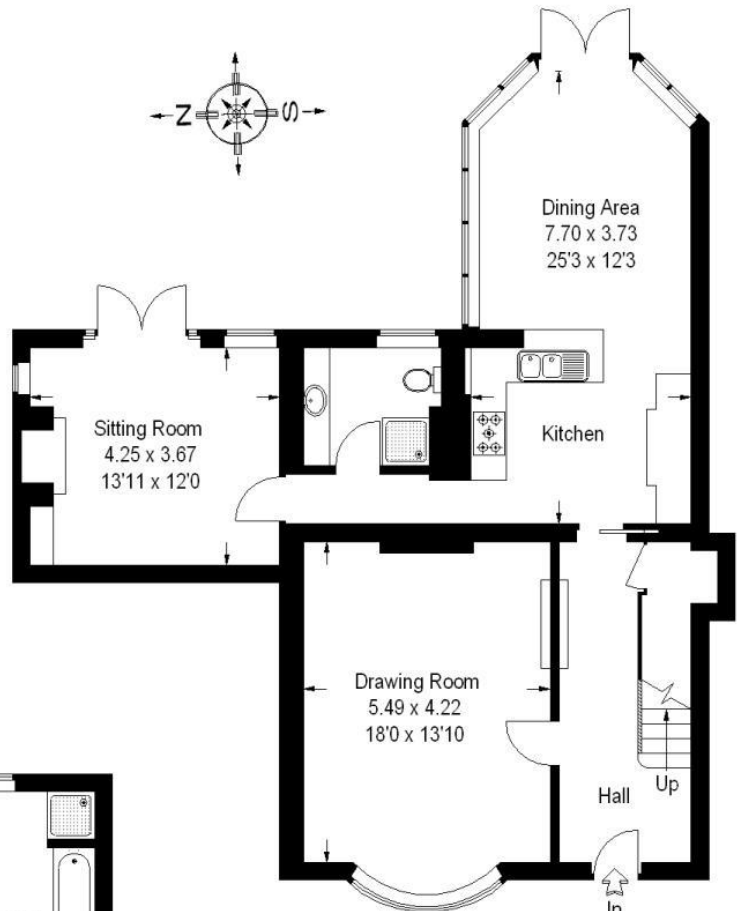
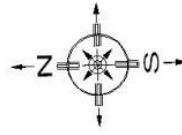
Outbuilding :- 39 sq m / 419 sq ft

Total :- 246 sq m / 2647 sq ft



Outbuilding

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

Job Ref. 99563

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