



Haslemere Road, Liphook,
Price Guide £475,000 Freehold

71 HASLEMERE ROAD
LIPHOOK GU30 7BN

Price Guide £475,000

Charming cottage with
parking

Thoughtfully extended
ground floor
accommodation

Rear garden with a level
lawn, patio and flower beds

Attractive appearance from
circa 1910

Three Double Bedrooms over
two floors

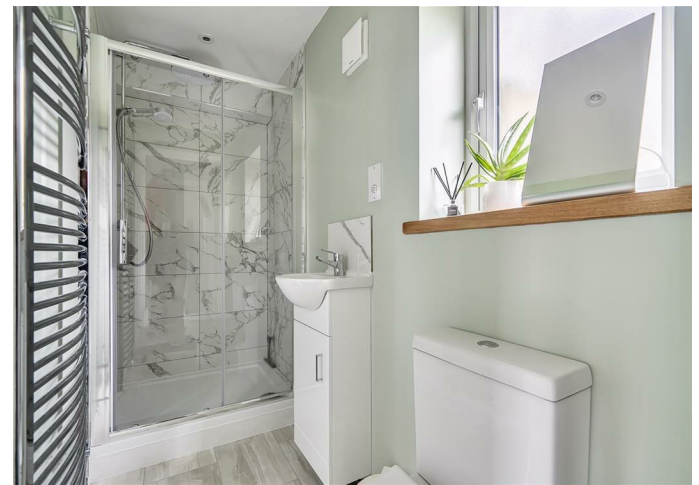
Easy walk of the village
centre, station, and schools



A wonderful opportunity to
acquire a characterful home that
beautifully blends period charm
with modern comforts.

THE PROPERTY

Type your text here



THE GROUNDS

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SITUATION

Located a short way along Haslemere Road, providing an enviable location within easy walking distance of the village centre. Liphook station offers fast and frequent trains to Waterloo in around an hour. The village has an excellent range of facilities, which include a Sainsbury's supermarket, doctor's surgeries, library, local shops, the Living Room cinema and a variety of restaurants and pubs. There is also a good selection of both state and private schools in the area, with both the outstanding rated Bohunt Academy and the highly-regarded Liphook infants and junior schools, both being within walking distance. The village also has a good range of recreational facilities and open spaces with the recreation ground and Radford Park both being nearby.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

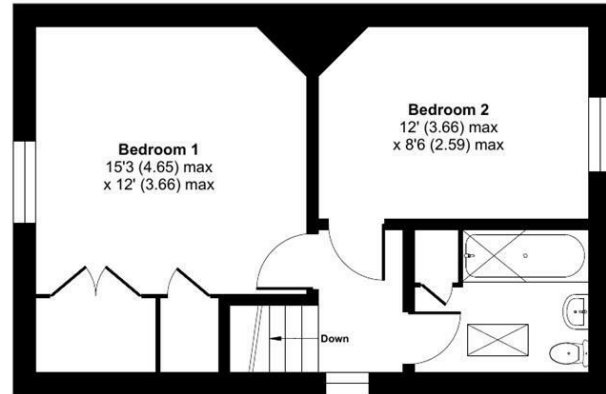
GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Haslemere Road, Liphook, GU30

Approximate Area = 1021 sq ft / 94.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1419499



LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

30th July 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

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

