



**Westwood House, Liphook,
Price Guide £370,000 Leasehold**

CLARKE  GAMMON

**7 WESTWOOD HOUSE
LIPHOOK GU30 7GJ**

Price Guide £370,000

No Onward Chain

Extensive communal facilities incl.
restaurant & swimming pool

Glorious views across acres of
beautiful grounds

Innovative Double Balcony

Over 900 sq ft of Accommodation

Beautiful grounds, open fields and
footpaths

Plenty of Parking for Residents and
Guests

Fitted furniture Included in Sale Price



**Exceptional Apartment in a
Prestigious Over 55s Retirement
Village – Bramshott Place,
Liphook.**

THE PROPERTY

Type your text here



THE GROUNDS

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SITUATION

The apartment has 24 hrs emergency call systems as well as domestic help for 1 hour weekly together with the laundry of bed linen, all of which is covered by the service charge. There is village transport with a vehicle that gives access to the centre of Liphook. The Club House offers its own restaurant and bar, and there is a swimming pool facility and small gymnasium, library, games room and communal entertainment. Periodically during the week there is a shop available.

The development is tucked away in its own wonderful grounds, yet is very accessible to the A3 which gives access to London, the M25, and the South coast. Liphook centre is only a short distance away with its mainline station connecting to Waterloo in just over the hour. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill, Wheatsheaf Common, and Chapel Common. There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.

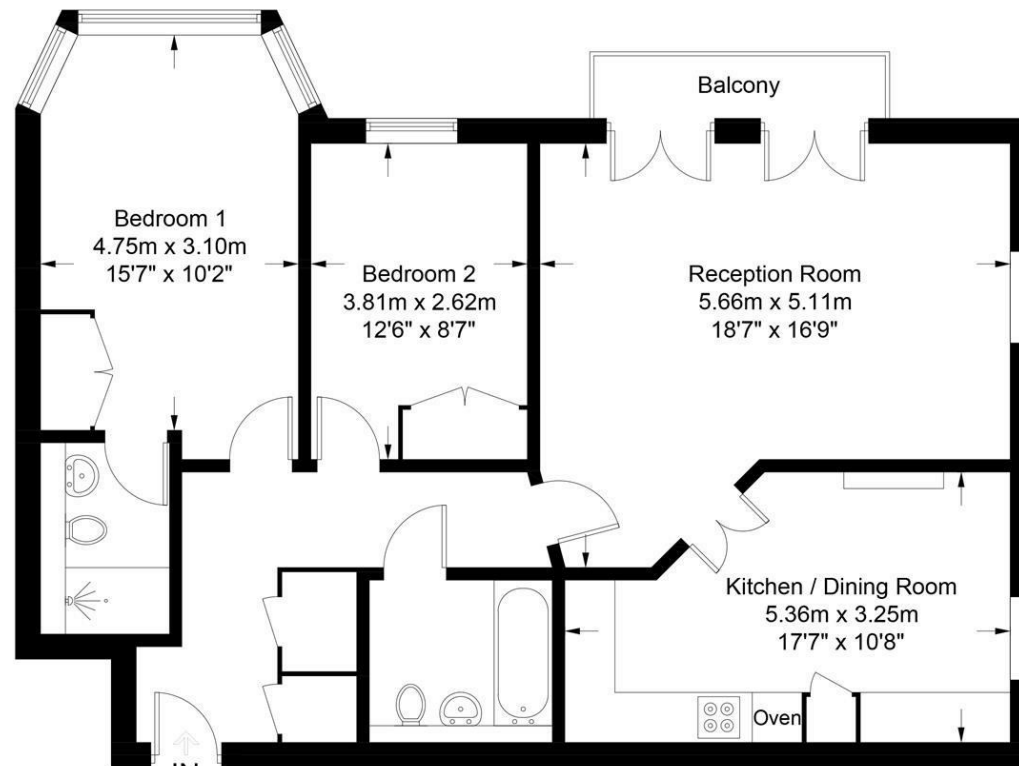
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1249701)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

7th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott Place. Westwood House is the last apartment block beyond the Club House facing you as you follow the road to the end.

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

