



**Keats**  
independent estate agents

Liphook  
£700,000





# Liphook

£700,000

5 Goldenfields Close, Liphook, GU30 7EZ

A fabulous executive family home offering stylish accommodation, set on the fringes of Liphook close to miles of footpaths and commons, yet under a mile to Liphook Station (London Waterloo) and within the favoured Bohunt School catchment area.



- Within Bohunt School catchment
- Close to miles of footpaths
- Under a mile to Liphook Station (London Waterloo)
- Stylish family accommodation
- Triple aspect sitting room
- Main bedroom suite
- Detached study/cinema room
- Parking
- Garden

LIPHOOK is on the Hampshire/Surrey/Sussex borders within reach of London and the South Coast via the Waterloo/Portsmouth main line and the A3. The polo at Cowdray and the sailing at Frensham Ponds can be easily accessed from Liphook and there are a variety of walks and bridleways in the National Trust land and the South Downs National Park. Adjacent to Liphook Golf Club is Champneys Forest Mere and the Liphook Equine Hospital. There are a range of local amenities including shops, pubs, cafes, golf courses and restaurants as well as doctors, dentists, a Sainsburys supermarket and a library. Further facilities are available in the nearby towns of Haslemere (approx. 5 miles) and Petersfield (just over 8 miles). Education is provided by a wide choice of both state and private schooling.

**THE PROPERTY** - Occupies a fabulous corner plot position within this small development. Approached via a path from the driveway the front door opens into a most welcoming reception hall with oak and slate flooring, off which all the ground floor accommodation leads. The sitting room is a delightful triple aspect room with inglenook style fireplace, exposed brick chimney breast, bressemer and raised hearth, oak flooring and doors onto a large decking area ideal for al fresco dining. The double aspect kitchen/breakfast room is a wonderful space to cook and entertain with oak flooring, a range of wall, floor and drawer units with soft close hinges and extensive oak work surfacing on three sides and a four ring oven and hob with extractor and light above. A recess for a large fridge freezer is adjacent to the utility room which in turn, has been refitted with an oak work surface to compliment the kitchen with appliance space under, a circular sink with flexi tap, wall mounted gas fired boiler and door to the outside. The cloakroom has been refitted with a contemporary suite.

Stairs from the hall lead to a part galleried landing with linen cupboard and provides access to a generous sized part boarded loft space via a foldaway ladder. The main bedroom suite comprises a double aspect bedroom with a range of fitted wardrobe cupboards and a very stylish contemporary fitted shower room comprising a close coupled WC, wash hand basin with soft close drawers and waterfall tap, an oversized shower with glass screen and both deluge and hand held heads, heated towel rail and tiled floors and walls. Two out of the three remaining bedrooms have built in cupboards. Rounding off the accommodation is the family bathroom refitted in a similar style to the ensuite with panelled bath with central mixer tap and independent shower over, close coupled WC, heated towel rail and wash hand basin with twin vanity drawer under.

**OUTSIDE** - Outside is found a double aspect study/office/cinema room. This is a great family space with oak flooring, separate consumer box and above is a boarded and illuminated attic space accessed via a foldaway ladder. There is parking for several vehicles is on the driveway which runs in front of the house and office.

**GARDENS** - The front gardens are open plan laid principally to lawn, with stocked borders and beds with planting including hydrangea, Acer and spring bulbs. The rear garden is laid mainly to lawn enclosed by mature hedging, with a good sized decking which also runs along one side of the house and accessed from the sitting room. There is space for a shed behind the office. The whole plot provides a delightful setting for this excellent home.

### SERVICES

All mains services are connected.

### LOCAL AUTHORITY

East Hampshire District Council Tax Band:

### TENURE

Freehold

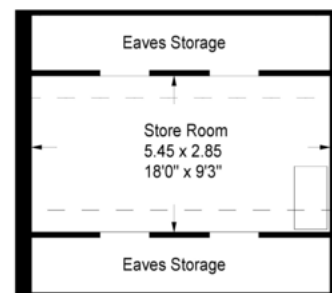
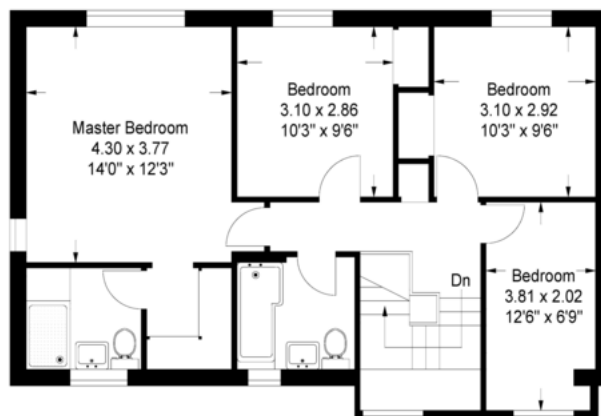
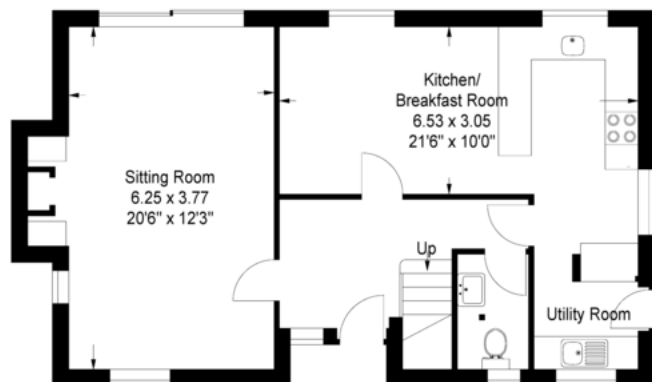


### VIEWING

Strictly by confirmed appointment with the Agents.

Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm.





Approximate  
Gross Internal Floor Area  
House: 133sq.m. or 1432sq.ft.  
Outbuilding: 38sq.m. or 409sq.ft.  
(Includes Store Room above)

Denotes areas below 1.5m  
excluded from Area Total.

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Constructed in accordance with the RICS code of measuring  
practice, this plan is for layout guidance only. It is not to scale,  
unless specified. Please check all dimensions & shapes before  
making any decisions reliant upon them.

## AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</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		
England, Scotland & Wales	65	79
EU Directive 2002/91/EC		

