



Liphook, Hampshire

Offers In Region Of £775,000

# Liphook, Hampshire

A beautifully presented three bedroom bungalow that has been tastefully enhanced and extended in recent years and is located on a corner plot with 1/3 of acre within a quiet cul-de-sac in the heart of Liphook.

On approach you will notice an abundance of off street parking and the extended frontage. The entrance hallway is spacious and is located in the centre of the property, to the left of the corridor on entrance is the main living space and is designed to flow very well in a circular formation. The kitchen has been recently modernised and offers a very stylish and spacious environment with the addition of a utility room and cloakroom. The main living room is to the rear of the bungalow and has ample space for a dining area and has views over the fabulous mature gardens, the second reception room is very versatile and could be a great work from home office, snug or additional dining room.

All three bedrooms are double in size with built in wardrobes to two of the rooms, there is also a sink in the corner of bedroom two so plumbing is in place should you wish to enhance the room with an en-suite shower room.

The gardens have been cleverly designed and nurtured to create a superb array of flowers and shrubs in mature borders as well as a large lawn area.

The property also holds a lot of potential to extend STPP, the loft space is vast and the internal corridor is wide enough to accommodate a staircase.

- Beautifully Presented Bungalow
- Three Double Bedrooms
- Lounge and Dining Room
- Separate Reception Room
- Stylish Kitchen
- Utility Room
- Stunning Walled Gardens
- Plot size over 1 /3 Acre
- Train Links to London within Walking Distance
- Excellent Location



# Floor Plan

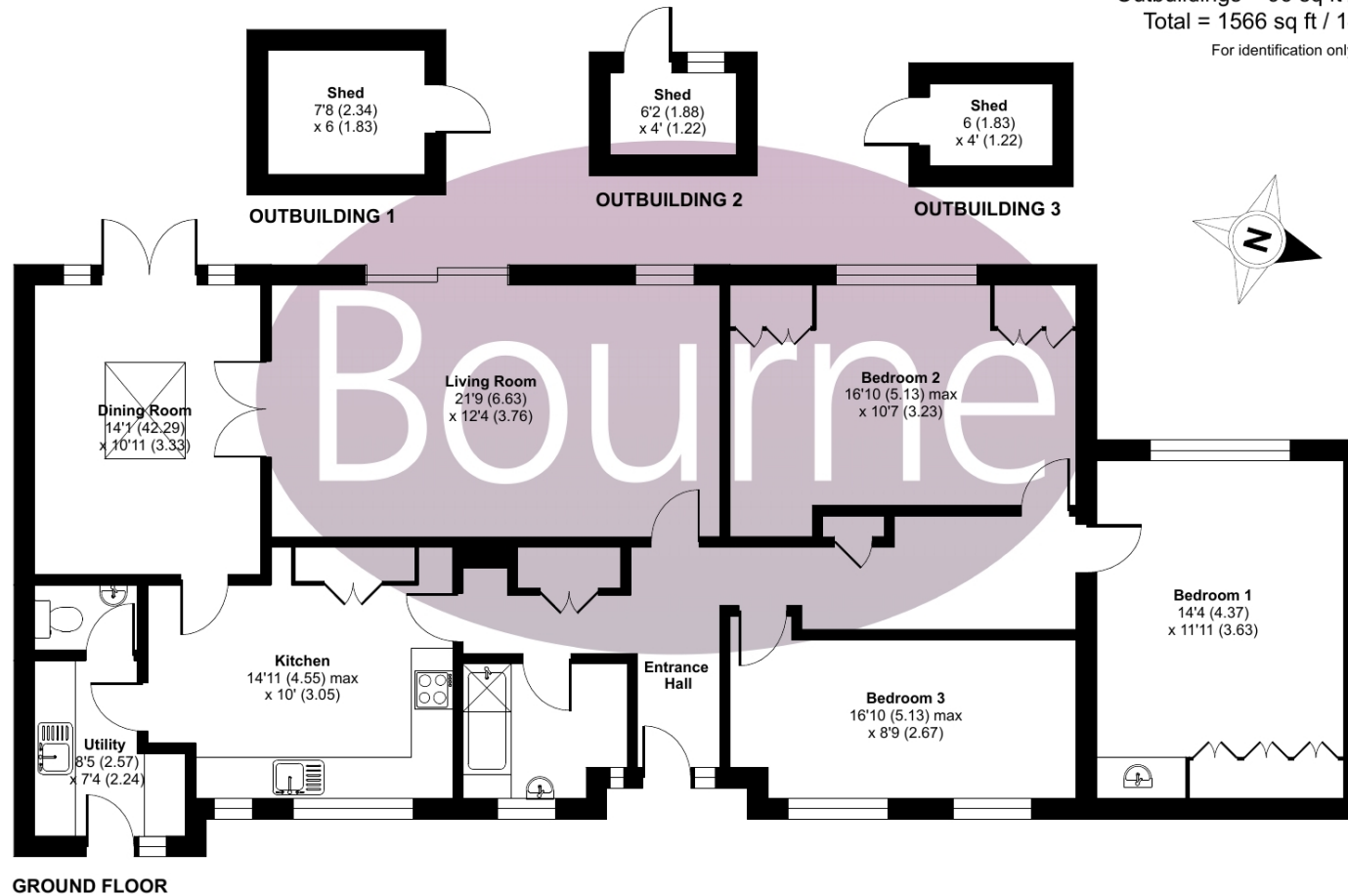
## Chappell Close, Liphook, GU30

Approximate Area = 1470 sq ft / 136.5 sq m

Outbuildings = 96 sq ft / 8.9 sq m

Total = 1566 sq ft / 145.4 sq m

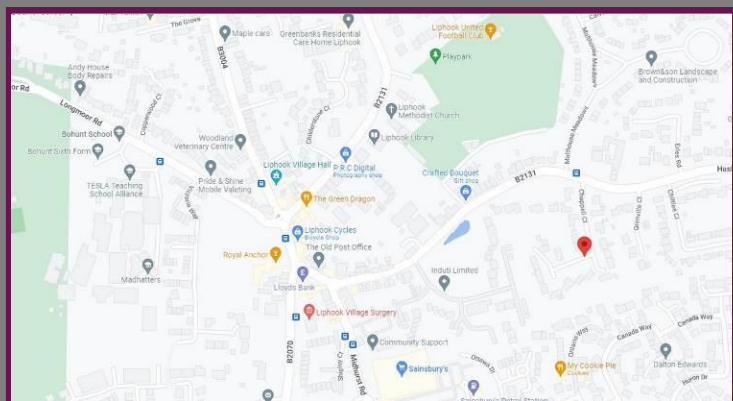
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 840244

# Location

Liphook is a lovely village situated on the three counties borders, offering a supermarket, doctors' surgeries, a chemist and local amenities, as well as a train station which services the Portsmouth/London Waterloo main line and easy access to the A3, providing good links to the south coast and London.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74   C  | 83   B    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.