



5 The Maltings

A delightful, thoughtfully extended, detached family home situated on this quiet residential road.



- ▶ **Beautifully Extended Detached Home**
- ▶ **Play Room**
- ▶ **Family Bathroom**
- ▶ **Cloak Room**
- ▶ **Useful Half Garage / Store Room**
- ▶ **Four Bedrooms**
- ▶ **Utility Room**
- ▶ **Dining Room**
- ▶ **Bi-fold Doors Onto Southerly Facing Patio & Garden**
- ▶ **Garden Room With Power & Light**

Situated on the very popular Maltings development in Liphook, this four bedroom detached family home provides an excellent, well planned, living space with an exceptionally light and airy feel throughout.

The accommodation comprises of a useful covered porch area leading on to the main hall; leading off through glazed double doors to the large front aspect sitting room which is adjoined to the dining room with fabulous bi-fold doors onto the garden - a great space which can be opened up for entertaining when required. The well appointed kitchen looks out onto the garden; from here the property has been cleverly extended to create a second reception room / family room with a great sized utility and store comprising, in part, of what was the original garage.

Upstairs there are four bedrooms, three generously sized double rooms and a single along with a family bathroom.

Outside, the front garden is laid to lawn with a driveway providing off-street parking and access to the half garage, with power and light and useful door to the utility room. To the rear the pretty southerly facing garden compromises a patio and lawn area bordered by raised beds. The garden room and store is situated to the right side of the garden and has power and light, and is currently used by the current owners as a home office.

In summary a superb home close to the amenities of both Liphook and Haslemere.





5 The Maltings, Liphook

Approximate Area = 1329 sq ft / 123.5 sq m

Garage = 95 sq ft / 8.8 sq m

Outbuilding = 74 sq ft / 6.9 sq m

Total = 1498 sq ft / 139.2 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). © n1che.com 2024. Produced for Henry Adams. REF: 1130138

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Directions

SATNAV: GU30 7DG what3words: respond.riverbed.excapes

Location

Located in an extremely convenient position in the centre of Liphook. Liphook offers a good selection of shops including a Sainsbury's Superstore, a doctors surgery and popular, well regarded local schools including Bohunt. The main line station with trains to London and Portsmouth is close by, as is access to the A3. There are a number of excellent golf courses nearby including Old Thorns and Liphook.

Mains: Gas, electric, water and drainage

Council Tax Band: E (£2,594.68) East Hampshire District Council

