

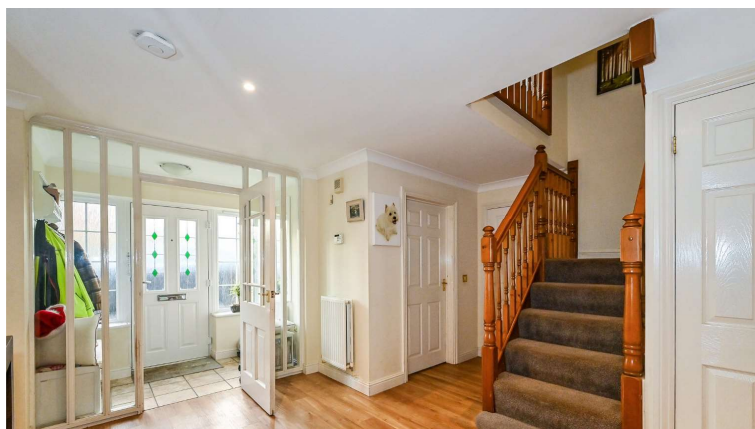
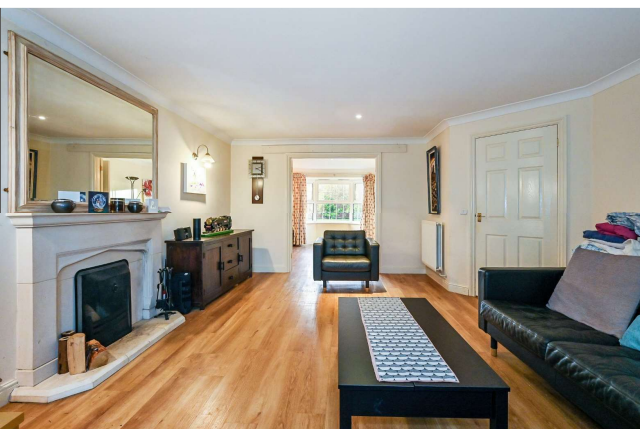
HURON DRIVE

LIPHOOK, HAMPSHIRE, GU30 7TY
5 BEDROOMS | 4 RECEPTION ROOMS

£850,000 (Asking Price)

- Chain Free
- Substantial five bedroom family home
- Tucked away position
- Central Liphook location
- Large Driveway and Double Garage
- Four spacious reception areas
- Three en-suites/bathrooms
- Utility room and cloakroom

 **homes**
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A substantial five-bedroom, three bathroom detached house situated on the ever popular Canada Way development in Liphook. This property enjoys a tucked away, private position, with good driveway parking, a detached double garage and a slightly more secluded rear garden than is usually found.

A porch and a welcoming entrance hall lead into the property, where independent access to all principal rooms is provided. The accommodation is set up for modern family living, with a well provided kitchen/diner at the rear of the house which has French doors out to the garden. A utility room with a side door is situated adjacently to the kitchen. The large sitting room is also situated to the rear of the house. There is a centrally positioned fireplace and a further pair of French doors which lead out to the rear garden. Interconnecting doors lead to a separate dining room with a bay window. Furthermore, there is a spacious home office, or family room as well as a cloakroom and plenty of storage cupboards.

Upstairs, the central landing is bright and airy, giving access to all of the bedrooms and bathroom. There are five bedrooms, four of which are spacious double rooms and have fitted wardrobes. There are two en-suites in addition to a family bathroom. The property also has 1Gbps fibre optic internet connection.

Outside, to the front there is an area of garden as well as plenty of parking on the driveway. A detached double garage offers further parking and an EV car charger. The rear garden is private and enclosed. It is mainly laid to lawn, with patio and a seating area ideal for al fresco dining or entertaining.

The lively and popular village of Liphook is surrounded by the South Downs National Park and the neighbouring towns of Haslemere and Petersfield. Slightly further afield are Guildford and London to the North and Portsmouth and the Coast to the South. All of these areas are easily linked by the A3 which starts in Central London and leads all the way down into the historic docks area of Old Portsmouth.

Liphook village offers a wide and varied blend of independent retailers and eateries as well as a Co-Op with post office, a large Sainsbury's superstore, pharmacies and surgeries, the Living Room cinema, and a great range of pubs. Schools in the area are close by. Liphook Infant School and Junior School as well as the highly reputable Bohunt School and 6th Form, with academy status, are conveniently located in the village and can be accessed on foot in around 10 minutes. The village has its own railway station at Liphook, which is on the London Waterloo line. Regular trains travel into Waterloo with a travel time of approximately 1 hour and into Guildford in about 25 minutes.

Tenure: Freehold
Council Tax Band: G

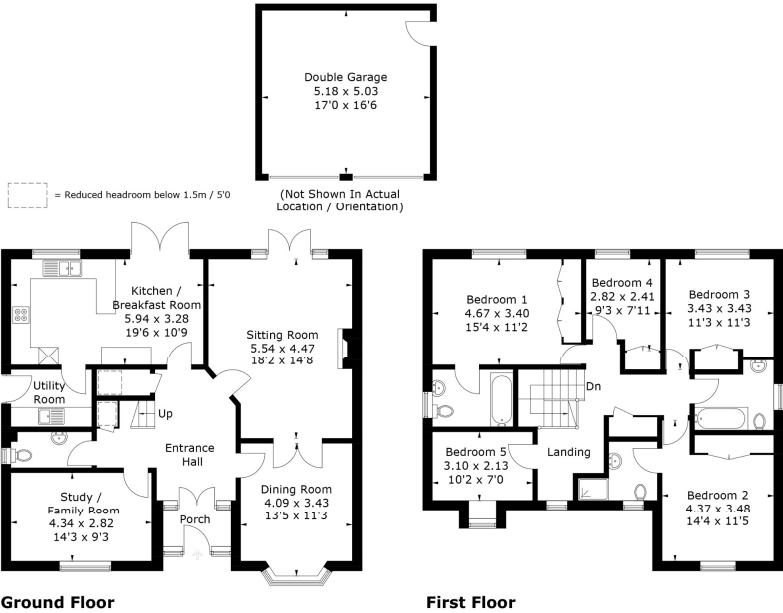
To view this property call Homes on
01428 728520

www.homesathomes.co.uk

Floorplan

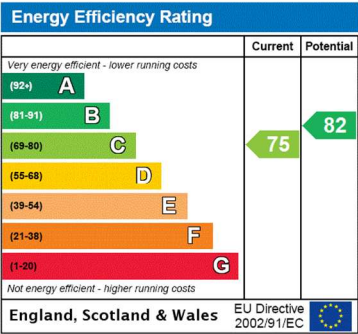
Huron Drive, GU30

Approximate Gross Internal Area = 184.0 sq m / 1980 sq ft
Double Garage = 26.3 sq m / 283 sq ft
Total = 210.3 sq m / 2263 sq ft



PRODUCED FOR HOMES ESTATE AGENTS
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1035124)

EPC



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