




CLARKE GAMMON
FOR SALE

Lark Rise, Liphook,
Hampshire GU30 7QT Freehold

CLARKE  GAMMON

38 LARK RISE LIPHOOK GU30 7QT

End-terrace bungalow in good condition, built in the early 1980s

Attractive, well-maintained garden with patio and tiered landscaping

Modernised kitchen with fitted cupboards, worktops

Two adjacent garages located in a nearby block

Quiet, tucked-away setting among similar homes near Liphook village centre

Spacious L-shaped lounge/dining room with direct access to the garden

Two generous double bedrooms

No Onward Chain



A rare find-an end terrace bungalow, in a good condition, with lovely garden and 2 garages.

THE PROPERTY

Built in the early 1980's, this bungalow set in a pleasant tucked away location of similar homes in this popular residential location close to Liphook village centre. The property features an attractive garden with the accommodation featuring a spacious L-shaped lounge/dining room which opens out directly to the garden. The updated and modernised kitchen is fitted with a range of cupboards and worktops and could include some appliances. There are two spacious double bedrooms and a family bathroom, which would now most likely benefit from an upgrade.

There two garages located next to one another. They are located in the nearby block. Turning right at the end of the pathway, they are the first two on the right hand side of the garage block.



THE GROUNDS

The property is approached by a pathway with lawns to either side and a flower bed nearer the property. There is a side pathway with a gate which leads to the rear garden. The rear garden has been lovingly created to include an area of patio directly adjoining the bungalow. A gentle pathway then leads up through a rocketry and planted beds until we reach a second tier at the top of the garden. Along the way there is a lovely summerhouse.

SITUATION

The property is situated in a popular residential location of similar homes whilst adjoining Lowsley Farm Nature reserve. The property also lies within a third of a mile of the local convenience store and post office, whilst the centre of Liphook is about half a mile away and offers a good selection of local shops as well as a cinema, national stores such as Sainsbury's, two doctors surgeries, dentists and optician, a little further in the Newtown area is Liphook mainline railway station and further local shops and amenities. The area offers a variety of public houses, coffee shops and restaurants as well as two golf courses.

Liphook Village Centre | 14 minute walk

CO-OP store/Post Office and Fish & Chip Shop | 7 minute walk

GUILDFORD | 18 miles

LONDON WATERLOO | under 1 hour BY TRAIN

GODALMING | 12 miles miles

HASELMERE | 4 miles

HEATHROW T5 | 38 miles

Lark Rise, Liphook, GU30

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale

LOCAL AUTHORITY

EHDC

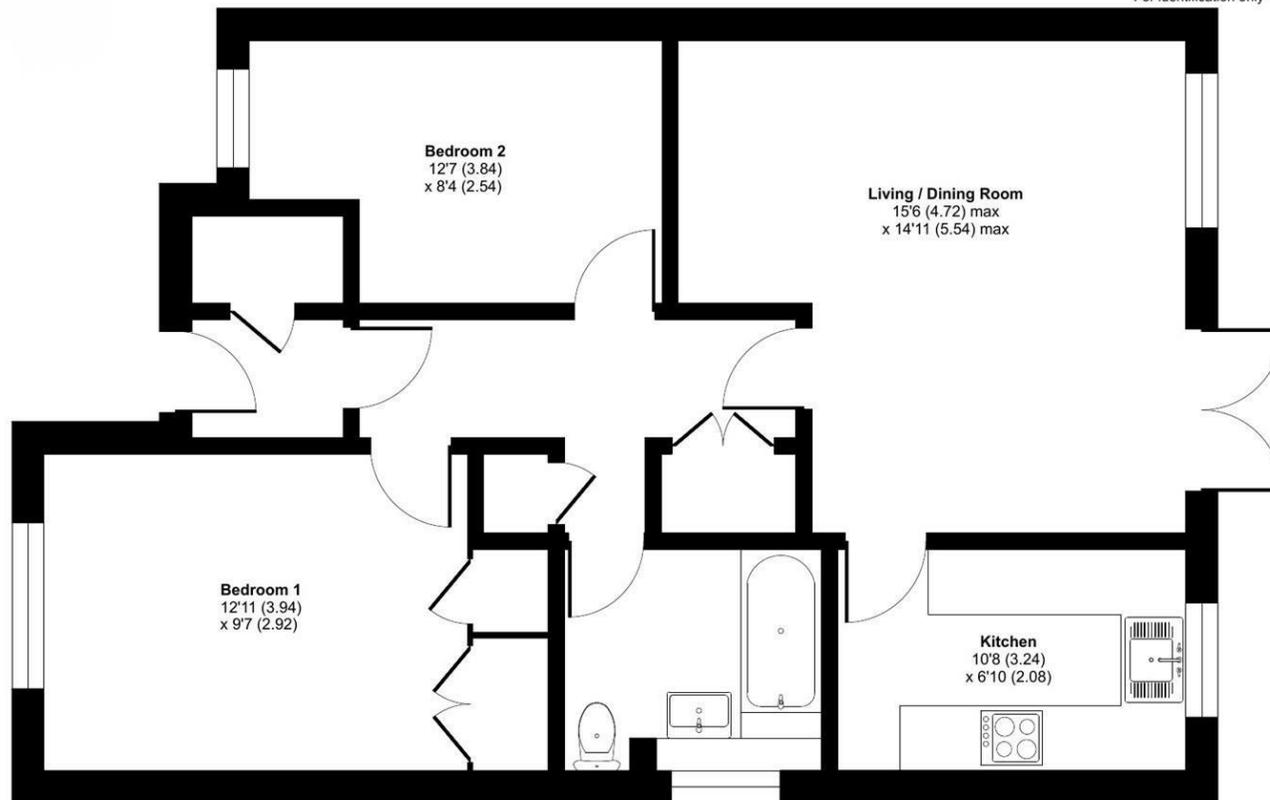
COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

26th February 2026



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Clarke Gammon. REF: 1418907

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

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

