



Canada Way Liphook
Hampshire GU30 7TD Freehold

CLARKE  GAMMON

12 CANADA WAY LIPHOOK GU30 7TD

A most impressive and spacious family home, with views across to the Millenium Green, offering exquisite quality and great flexibility throughout, whilst set just minutes' walk from the abundance of amenities Liphook offers.

This property has undergone nearly complete renovations in the past two years, and the decision to list it for sale now is solely due to a change in our clients' circumstances. They invested significant time, effort, and attention to detail, expecting to stay for many years. Spanning nearly 2,000 sq. ft, the updated layout highlights its appeal and convenience. It features a welcoming reception hall and cloakroom, a bright dual-aspect sitting room with a lovely fireplace, a spacious dining room, and a kitchen breakfast room that opens to the rear garden, along with an adjoining utility room.

On the first floor, you'll find a primary bedroom suite complete with a dressing area and a stunning en-suite bathroom. There's also a guest suite with its own beautiful en-suite, as well as a fifth bedroom which is currently used as a study but easily accommodates a double bed. A family bathroom completes this level. The second floor offers two brilliantly sized double bedrooms, both featuring front and side windows along with roofline windows. These rooms share a bathroom on this level. The property has installed internet fibre connection.

Set back from the road, the property is surrounded by a charming front garden and pathway. The south-facing rear garden is partially walled and features a sandstone patio, a well-maintained lawn, and a deep sleeper bed brimming with vibrant plants and shrubs. Access is provided to the double garage, which boasts mobile device-controlled doors, along with driveway parking in front and EV charging.

- **2,000 sq. ft. of living space**
- **Premier-style residence, rarely on the market**
- **Kitchen/breakfast area and two generous reception rooms**
- **Double garage with additional parking**
- **Beautifully situated opposite Millennium Green**
- **Five bedrooms and four bathrooms**
- **Versatile second floor for various uses**
- **South-facing rear garden**

CG LIPHOOK

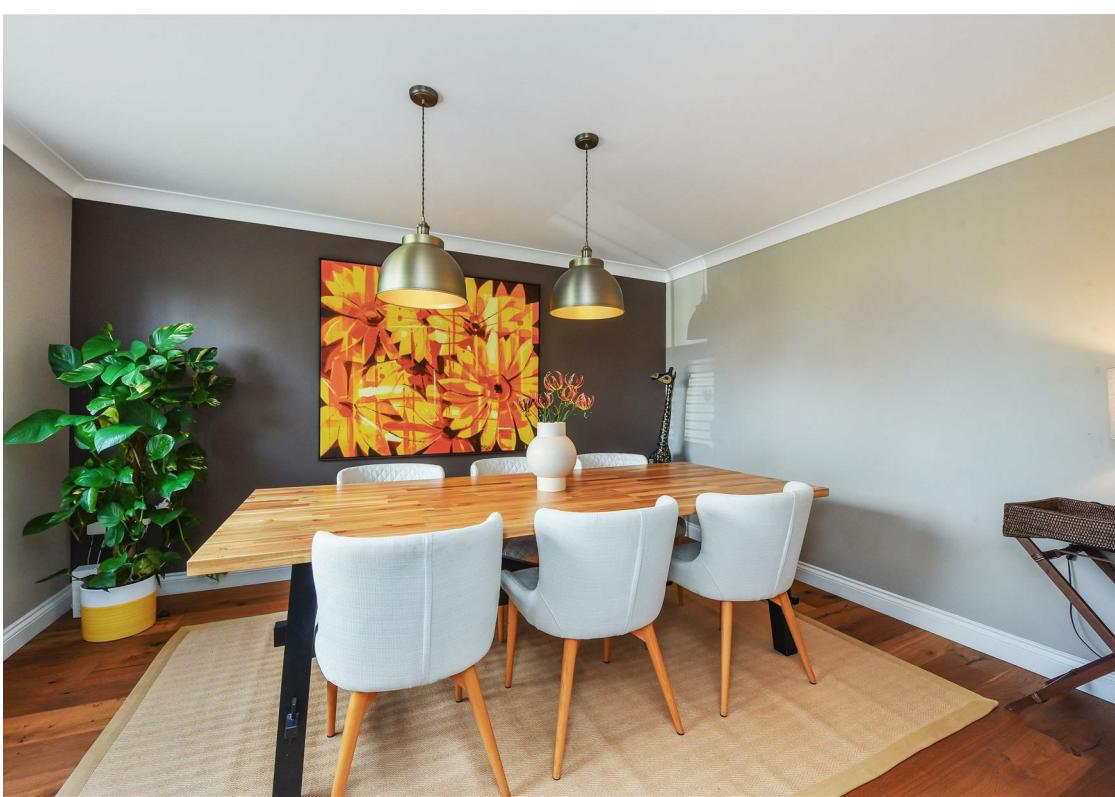
2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: EHDC. Council Tax Band F
Services: All mains services









SITUATION

Canada Way is part of the sought-after St James's Place development, which features the millennium green open space and easy access to local amenities, including a Sainsbury's supermarket. The mainline station is just a short walk away, offering fast and frequent trains to Waterloo in just over an hour. Nearby, you'll find beautiful countryside perfect for walking, with Iron Hill, Wheatsheaf Common, and Chappell Common all within reach. The village centre recently welcomed a popular living room cinema and boasts a variety of shops, cafes, and well-regarded pubs. The area is known for its excellent educational options, including outstanding infant and junior schools, as well as the highly rated Bohunt Academy.

Established private schools, such as Churcher's College and Highfield and Bookham, are also conveniently accessible. For sports enthusiasts, the area offers a range of facilities, including junior and senior football, cricket, Liphook Bowls Club, and golf at both Liphook Golf Course and Old Thorns Golf and Country Club.



DIRECTIONS

From our office on Midhurst road, head East. At the roundabout take the third exit and at the next roundabout take the first exit onto Canada Way. Number 12 will be found on the right hand side just before Quebec Close.

28th January 2025

Liphook Station-6 minutes' walk
Bohun School-10 minutes' walk
A3 junction at Griggs Green-1.3 miles
Guildford-18 miles
Haslemere-4 miles
London Heathrow-38 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 183.9 sq m / 1979 sq ft
 Garage = 28.3 sq m / 305 sq ft
 Total = 212.2 sq m / 2284 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1139472)
 Produced for Clarke Gammon

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

 **MAYFAIR**
OFFICE GROUP

CLARKE GAMMON
 C·G 1919