



EPC:
Waiting

Brickwork Avenue, LIPHOOK, Hampshire

Asking Price: £475,000

Gascoigne-Pees

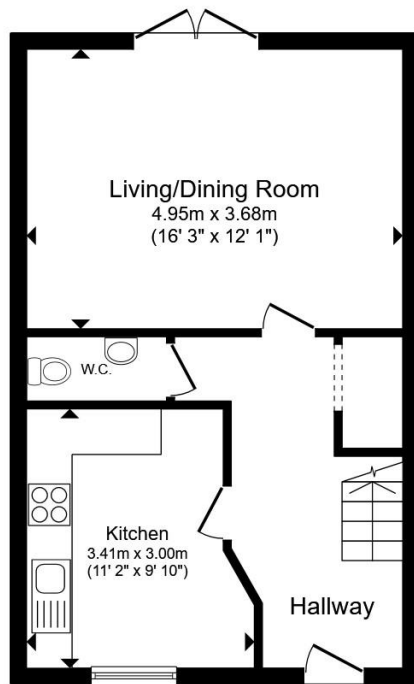




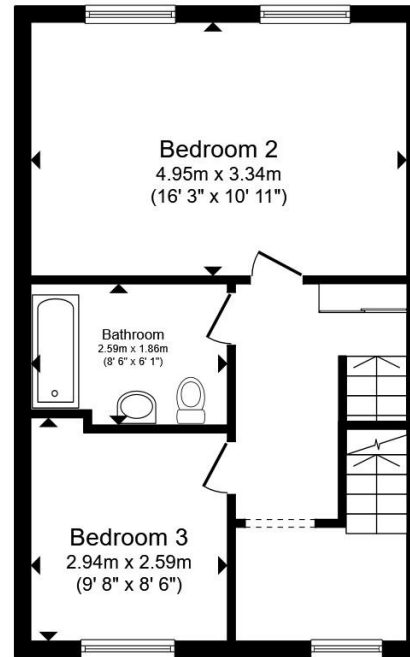


A beautifully presented three-storey semi-detached home offering approximately 1,182 sq ft of thoughtfully arranged accommodation, situated within a sought-after modern development in the popular Hampshire village of Liphook. Immaculately maintained throughout, the property combines contemporary styling with versatile living space, making it an ideal home for families, professional couples and those seeking room to work from home. The ground floor features a modern fitted kitchen with integrated appliances, a convenient cloakroom and an impressive open-plan living/dining room spanning the rear of the property, enjoying French doors opening directly onto the generous west-facing garden. The first floor offers excellent flexibility, with two well-proportioned rooms currently arranged as a bedroom and additional reception room/home office, together with a stylish family bathroom. This adaptable layout allows buyers to configure the space to suit their individual needs. Occupying the entire second floor, the principal bedroom suite is undoubtedly the standout feature of the home. Measuring over 19ft in length, this exceptional space provides a luxurious retreat complete with extensive fitted wardrobes, ample room for additional furniture and a modern en-suite shower room. Its separation from the remainder of the accommodation creates an impressive sense of privacy rarely found in homes of this style. Outside, the property continues to impress with a particularly generous rear garden, larger than many others within the development. Offering a combination of lawn, patio seating areas and established planting, the garden provides excellent space for outdoor dining, entertaining and family enjoyment. A particular highlight is the dedicated vegetable beds, ideal for those with "green fingers", while a useful timber garden building provides valuable additional storage. The size and versatility of the garden make it a standout feature when compared to many neighbouring homes. Liphook itself is one of East Hampshire's most desirable village locations, offering an excellent blend of countryside surroundings and everyday convenience. The village centre provides a range of independent shops, supermarkets, cafés, restaurants, pubs, a pharmacy and healthcare facilities, while a number of scenic walking routes, commons and nearby National Trust countryside can be enjoyed close by. Families are particularly well served by the area's highly regarded schools, including Liphook Infant School, Liphook CE Junior School and the popular Bohunt School & Sixth Form, all of which are within easy reach. For commuters, Liphook's mainline railway station provides direct services to London Waterloo and Portsmouth, while the nearby A3 offers convenient road links to Guildford, Portsmouth and the wider motorway network. Combining spacious and flexible accommodation, an exceptional top-floor principal suite, a larger-than-average garden with productive vegetable beds, and a prime village location close to excellent schools and transport links, this is a superb home that stands out from others within the development. Early viewing is highly recommended.

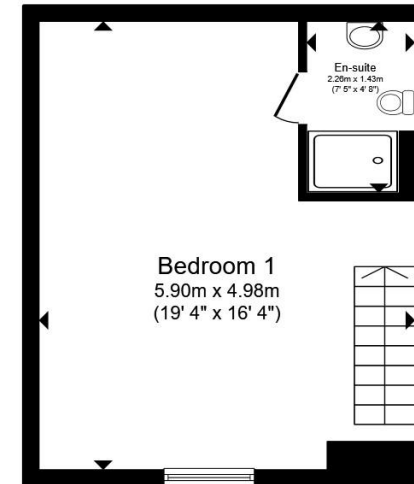




Ground Floor



First Floor



Second Floor

Total floor area 109.8 m² (1,182 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Freehold**

Viewing by appointment

T: 01252 713232

E: farnham@gpees.co.uk

50 The Borough, Farnham, Surrey, GU9 7NW

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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