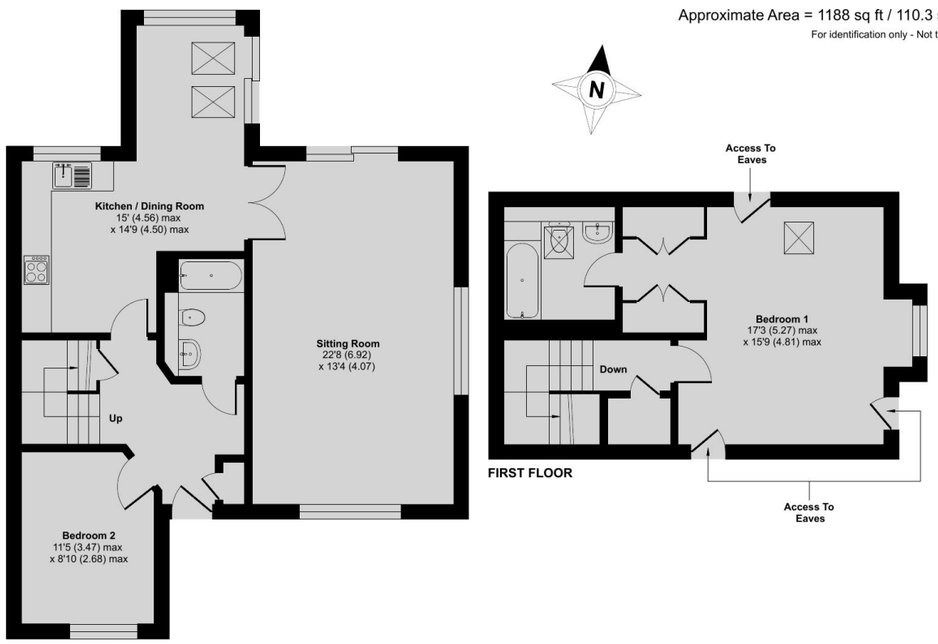
Seymours

Hooke Court, Liphook, GU30

Approximate Area = 1188 sq ft / 110.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1466892



34, Hooke Court, Liphook, GU30 7GF

£450,000 Leasehold 115 years 11 months (as at July 22nd 2026)

An immaculately presented, two-bedroom home, located within the highly sought-after Bramshott Retirement Village, an exclusive development for the over-55s. Offering spacious and well-appointed accommodation throughout, the property enjoys a welcoming atmosphere, excellent on-site facilities, and beautifully maintained communal grounds.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	C	1188sq/ft	1.5mi Liphook	Band F	£9,832 per annum (single occupancy) £10,816 per annum (dual occupancy)	£250-£370 per annum

Lease Length – 115 months 11 months (as at July 22nd 2026)

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.





Seymours

Your property partner for life

The ground floor features a superb open-plan kitchen, dining, and garden room, fitted with a range of integrated appliances and complemented by patio doors opening onto a private south-facing terrace. Adjacent to this is a bright triple-aspect living room, which also benefits from double doors leading directly to the patio, creating an ideal space for both relaxing and entertaining. Also on the ground floor is a generous double bedroom with fitted cupboards, which could equally serve as a study or hobby room, together with a spacious bathroom. Excellent additional storage is provided by a large understairs cupboard.

Upstairs, the impressive principal bedroom enjoys a walk-through dressing area leading to a well-appointed en-suite bathroom. The room is further enhanced by a combination of roofline and standard windows, creating a bright and airy feel, while extensive eaves storage provides exceptional practicality. Finished to a high standard throughout, the property is truly ready for immediate occupation. A selection of quality fitted curtains and blinds will also be included within the sale.

Externally, the property benefits from two private patio areas. The main terrace is accessed directly from both the garden room and living room, while a second secluded patio is positioned adjacent to the kitchen. Both enjoy a good degree of privacy and a desirable southerly aspect.

Allocated parking is situated conveniently alongside the property, with EV charging points available nearby. Just a short stroll away is the development's clubhouse, offering an exceptional range of facilities for residents. Beyond this lies attractive open parkland and beautifully landscaped gardens, designed by an award-winning landscape architect, providing a wonderful setting in which to enjoy retirement living.

Please refer to the Key Facts for Leasehold Pre-Owned for full details.

Service charge:

£9,794 per annum (single occupancy)/£10,774 per annum (dual occupancy)

Ground Rent: £250-£370 per annum

Event Fee: Payable to Inspired Villages upon completion of sale by owner

5% in first 3 years of ownership

10% for the next 7 years

15% in year 10 and thereafter

£450,000 reserve fund as of 01/01/2026











