



1 COYTE'S PADDOCK

LIPHOOK • HAMPSHIRE

1 Coyte's Paddock, Liphook, Hampshire, GU30 7WS

Beautifully presented two bedroom home, only 3 years old, and improved from new. Tucked away cul de sac in the heart of Liphook. Allocated parking and level enclosed garden.

- Situated in a cul-de-sac of just 10 properties, built approximately three years ago by Metis Homes, this is an excellent opportunity to purchase a modern, highly specified two-bedroom, two-bathroom, house just a short walk from Liphook village centre. With shops, schools, supermarket, cinema and railway station all on hand.
- The current owners purchased from new and have made a number of improvements including landscaping the garden to provide a low maintenance area in which to dine, relax or entertain
- Set back from the road enjoying a peaceful position yet whilst enjoying the benefits of a central location
- To the front of the house is a garden with pathway leading to the front door, whilst to the side are two allocated parking spaces (further visitor parking is available at the entrance to Coyte's Paddock. Potential to add EV charge point to allocated parking
- Welcoming entrance hall with wc and stairs to the 1st floor
- Front aspect 2nd reception room, offering versatile use; ideal as a study or playroom
- The principal reception room sits at the rear of the property offering a well planned sitting/dining area, a feature electric fire has been added providing a central focus. Open plan to this, whilst occupying a defined separate space is a modern fully fitted kitchen with both drawer and cupboard storage in addition to integrated dishwasher, washing machine, fridge freezer, oven and gas hob. A back door opens directly onto the rear garden
- Rear aspect master bedroom with built in wardrobes plus space for further furniture and an en suite shower room
- A good sized 2nd bedroom and family bathroom (with main and low level lighting) complete the accommodation
- The rear garden has been landscaped this year to provide a lovely paved patio area adjacent to the house, with raised sleeper flower bed and low maintenance astroturf extending to the end of the garden. There is a useful garden shed and a gate providing rear access.
- Joint use of a listed outbuilding on the development; an ideal storage area for bikes etc
- Balance of a 10 year NHBC building warranty



KEY INFORMATION

Built to a high spec in 2022 by Metis Homes

Two bedroom – Two bath/shower room

Two allocated parking spaces adjacent to the house

Visitor parking

Level, low maintenance, garden

Village centre

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

A small cul de sac, built in 2022, tucked away from the road, but enjoying a prime village centre position, walking distance of shops, pubs, cinema, schools and train station. The A3 is within a few minutes drive. Liphook itself is a large well serviced village on the Hampshire/West Sussex borders with excellent commuter links via the A3 and mainline train line from Portsmouth to Waterloo. The village grew out of the adjoining Hamlet of Bramshott due to its prominence as a coaching stopping point and has since grown to overtake it. The area retains much of its rural charm in addition to modern improvements such as Sainsburys supermarket and "The Living Room Cinema"; an independent cinema offering a home from home experience right in the heart of the village. Liphook's centre boasts a diverse range of further shopping amenities, pubs and restaurants. Old Thorns Country Club (which has a luxury Spa and golf course designed by Peter Aliss) is on the outskirts of the village approaching Griggs Green.

There are many places to enjoy beautiful countryside walks including Bramshott Common, Longmoor Ranges and the delightful water meadows in Radford Park. Schooling is excellent with both private and state provision. Liphook Infant and Junior School achieved Outstanding in their Ofsted inspection report in 2022, a super achievement for a school in the heart of the community. Whilst Bohunt Secondary School/Academy also has an excellent OFSTED rating and a raft of awards and accolades including TES Secondary School of the Year in 2014, and more recently opened a linked Sixth Form College which is thriving. Please ask for further information on private schools.

Tenure: Freehold

EPC Rating: B

Council Tax Band: D (Correct at time of publication and is subject to change following a council revaluation after a sale)

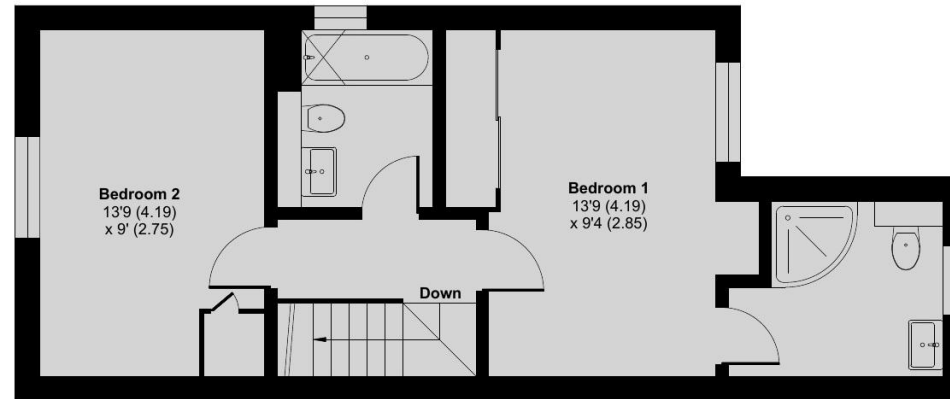
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. Benefit of solar panels to the roof. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Private Road: Service charge paid twice yearly. 1st July - 31st December 2025 was £314.84

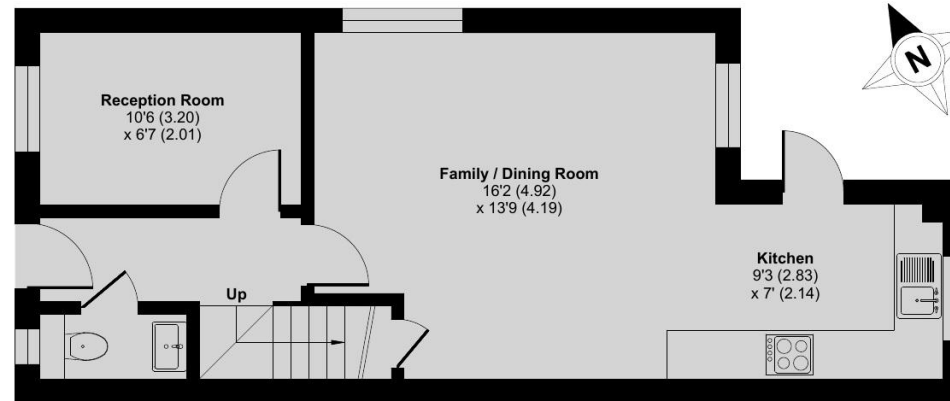
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Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Seymours Estate Agents. REF: 1375600



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