



12 LOWSLEY FARM DRIVE

LIPHOOK • HAMPSHIRE

12 Lowsley Farm Drive, Liphook, Hampshire, GU30 7WN

Well presented 3 bed/2 bath family home in a quiet highly regarded development established in 2018.

Enclosed rear garden and allocated parking.

Easy access to local amenities, popular schools, commuter links and beautiful surrounding countryside.

- Modern, energy efficient, and handsome house built in 2018 by Taylor Wimpey and benefitting from the balance of a 10 year NHBC warranty
- Situated within a lovely quiet residential position
- To the side of the property is allocated parking for two vehicles
- Established hedging to the front of the property provides privacy to a small garden area which has been laid with attractive low maintenance gravel, a low set of steps leads up to the front door
- The entrance hall provides access to the stairs and into the living room
- The living room enjoys a front aspect with plenty of space for furniture
- Tucked away behind the living room is a contemporary WC
- Stretching across the whole of the rear is a lovely open plan kitchen/dining room with views over the garden, and enjoying the benefit of patio doors opening directly from the dining area onto a paved patio and the garden beyond
- The kitchen has an attractive suite of built in drawer and cupboard storage alongside integrated appliances: double oven, gas hob, dishwasher, washer dryer and fridge freezer
- Moving onto the 1st floor there are three good sized bedrooms, the master benefitting from an en suite shower room and built in wardrobe. Bedroom 2 is currently being used as a study demonstrating the versatility of the accommodation
- Modern family bathroom
- Enclosed rear garden; benefitting from a westly aspect, and thus enjoying the sun all afternoon and well into the evening. Predominantly laid to lawn there is excellent potential for this area to be further landscaped.



KEY INFORMATION

Quiet residential position
Balance of a 10 year NHBC warranty
2 Allocated parking spaces
3 Bedrooms
2 Bath/shower rooms
Ground floor WC
Generous rear garden

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

The property sits on the Oak Park development; carefully landscaped surrounds and a high degree of pride amongst owners means this is a lovely development to live in. It lies conveniently between Liphook village centre and the Griggs Green area, ideally situated a short walking distance from excellent schools, main line station, shops, Old Thorns Country Club (which has a luxury Spa and golf course Designed by Peter Aliss) and The Deers Hut Pub (renowned for good food and a hospitable drink!).

There are many places to enjoy beautiful countryside walks including Bramshott Common, Longmoor Ranges and the delightful water meadows in Radford Park. 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. 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.

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.

Broadband and Mobile services: Visit checker.ofcom.org.uk

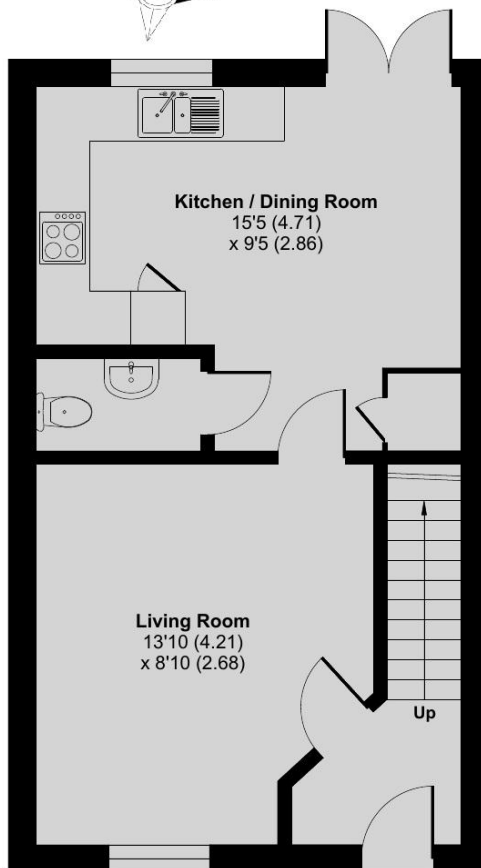
Private Road: REMUS manage the development, a yearly contribution is made by all residents. This years service charge approx. £350



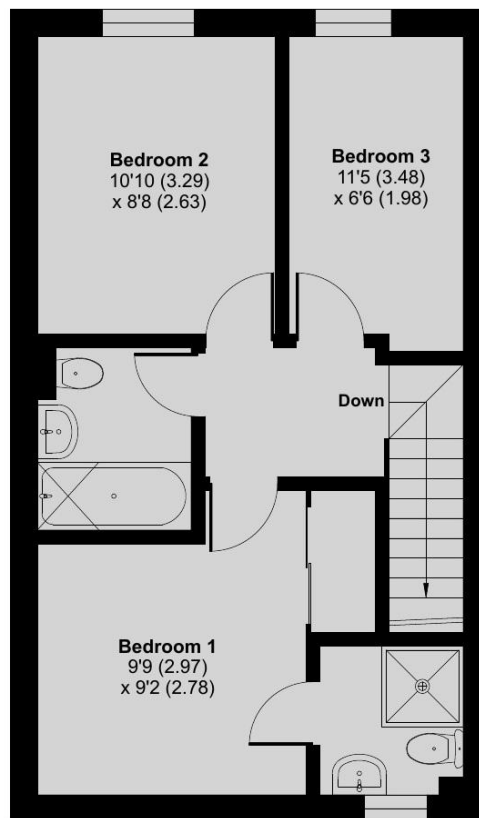
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Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1499504



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