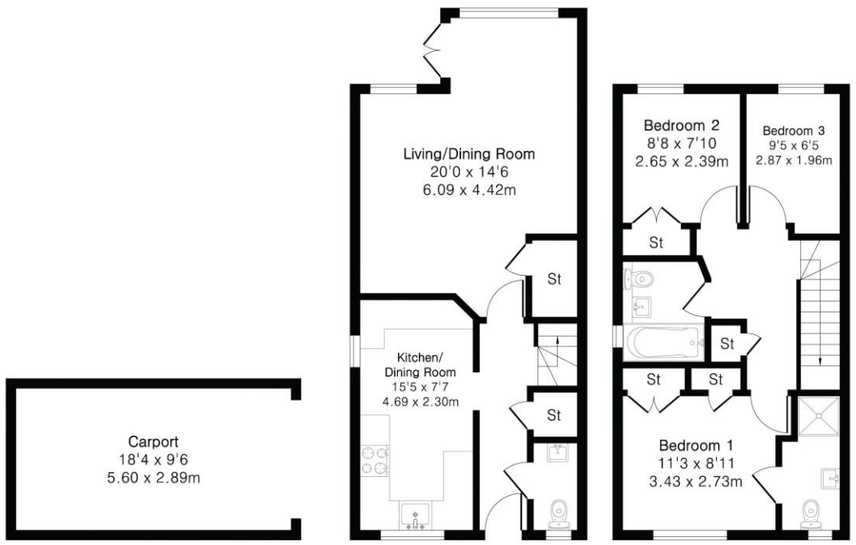
Approximate Gross Internal Area 887 sq ft - 82 sq m
(Excluding Carport)
Ground Floor Area 465 sq ft – 43 sq m
First Floor Area 422 sq ft – 39 sq m



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	C	887sq/ft	1.1mi Liphook	Band D	£438 per annum	n/a

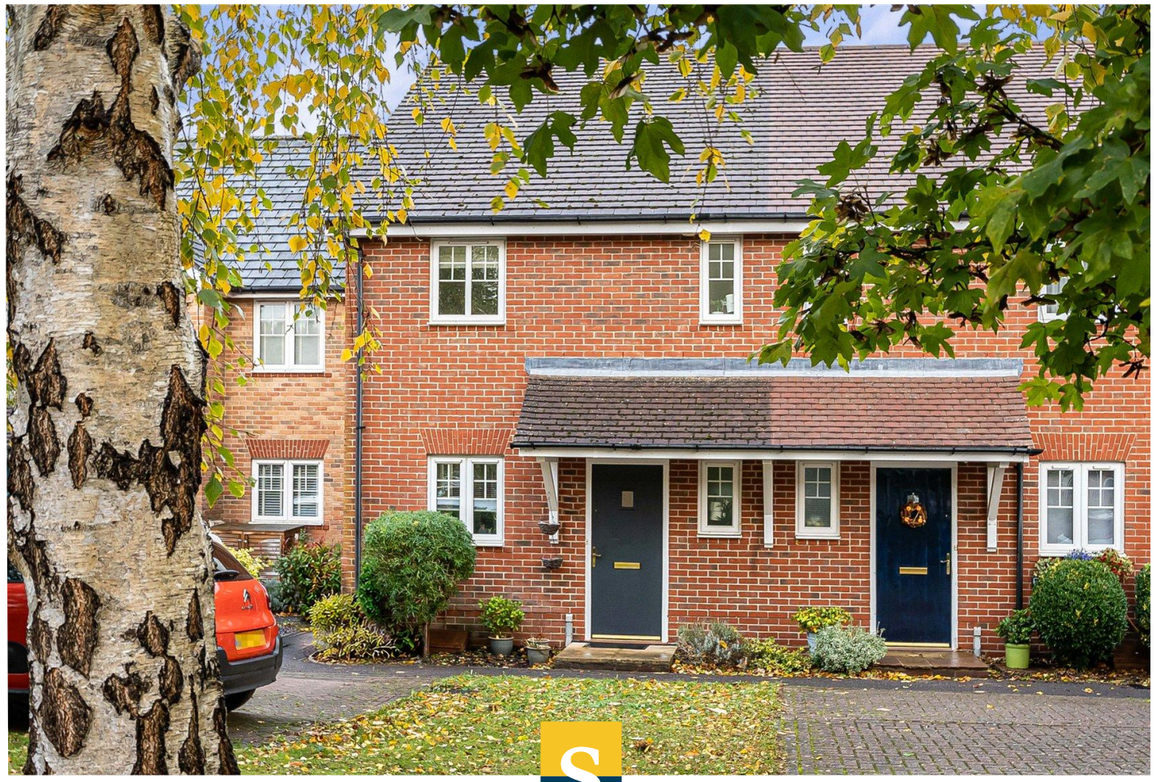
Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1600 PCM.

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



64, Lark Rise, Liphook, GU30 7QT

£450,000 Freehold

Offering approximately 887 sq ft of accommodation across two floors, this three-bedroom semi-detached home in a popular cul-de-sac combines a generous ground-floor layout, three well-proportioned bedrooms and the added convenience of an open-garage and off-street parking.





Seymours

Your property partner for life

Step inside and the welcoming entrance leads through to a particularly spacious living/dining room, measuring an impressive 20'0 x 14'6. This versatile room offers plenty of scope for distinct seating and dining areas, making it an ideal setting for relaxing evenings, entertaining friends or enjoying family time. The layout also provides external access directly out to the garden.

Moving through the ground floor, the separate kitchen measures 15'5 x 7'7 and offers a practical arrangement for everyday cooking and mealtimes.

Completing the ground floor are the entrance hall, staircase, useful storage cupboards and a separate cloakroom, keeping everyday essentials neatly tucked away.

Heading upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. Bedroom one measures 11'3 x 8'11 and benefits from its own ensuite shower room, offering additional convenience. Bedroom two measures 8'8 x 7'10, while bedroom three measures 9'5 x 6'5, making them versatile spaces for children, guests, a home office or hobbies. The family bathroom completes the accommodation, alongside further built-in storage cupboards that help make the most of the available space.

Lark Rise is situated in the popular Hampshire village of Liphook, where village convenience meets easy access to the surrounding countryside. The village centre offers everyday amenities including shops, supermarkets, cafés, pubs, a post office and pharmacy, while local schools make the area an appealing option for a range of buyers. For commuters, Liphook railway station provides services along the Portsmouth Direct line towards London Waterloo and Portsmouth. Radford Park and the wider countryside offer opportunities to enjoy walks and time outdoors, while the A3 provides convenient road connections to neighbouring towns and beyond. A well-connected village setting with plenty to enjoy, making this a home with genuine potential to suit a variety of lifestyles.



Outside, the property benefits from a dedicated open garage measuring approximately 18'4 x 9'6, providing sheltered parking.
Please note the garage is leasehold with 979 years remaining









