



Aristide, 27 Bircholt Road, Liphook, Hampshire, GU30 7PQ.
Guide price Price Guide £695,000 Freehold Freehold.

CLARKE  GAMMON

ARISTIDE 27 BIRCHOLT ROAD
LIPHOOK HAMPSHIRE GU30 7PQ

Guide price Price Guide £695,000
Freehold

Hall and cloakroom

Dining or family room

Utility room and storage beyond

3 further bedrooms and family
bathroom

Large front garden

Sitting room with open fireplace

Kitchen with separate breakfast or
dining room

Principal bedroom suite

Good parking & garaging

Rear garden with sunny easterley
aspect



**An impressive and substantial
detached family house
beautifully presented in
established position in highly
regarded cul-de-sac location.**

THE PROPERTY

The attractive house offers spacious and flexible accommodation. There is a large entrance hall with cloakroom off. The sitting room is double aspect with an open fireplace, an orial window and pair of patio doors which lead to the Sun Terrace and the rear Garden. There is a pair of glazed doors connecting with the dining room which is a good size. The kitchen is well equipped with attractive units and has a separate breakfast room to the side with access to the rear garden. Off the hall there is the utility room which has been created from one of the garages.

On the first floor, there is the principal bedroom with attractive built in wardrobes with matching chest of drawers and bedside storage. There are 3 further bedrooms one of which has fitted wardrobes. There is a good size and re-fitted family bathroom of quality.



THE GROUNDS

There is sizable offstreet parking which leads to a double garage, with a pair of electric up and over doors. One of the garages is currently converted into storage and a utility room which is accessed from the hall. The gardens are a feature with a large front garden with central feature and mature flower borders. The rear garden is an excellent size with full width sun terrace and established flowerbeds, and enjoys a sunny Easterly aspect.

SITUATION

Set in a popular residential cul-de-sac in the Griggs Green area of Liphook, Bircholt Road borders the prestigious Old Thorns Country Club and Golf Course. Local highlights include the renowned Deers Hut pub and access to scenic walking routes such as The Shipwrights Way and Weavers Down. The A3 is conveniently accessible at Griggs Green, while Liphook village—just over a mile away—offers a variety of amenities including a Sainsbury's Superstore, schools for all ages, and a mainline railway station. The surrounding countryside, much of which is part of the South Downs National Park and protected by the National Trust, is celebrated for its outstanding natural beauty.

The Deers Hut and Old Thorns -5 minutes walk

Liphook village centre - 1.5 miles

Guildford - 18 miles

Haslemere - 6 miles

Petersfield - 6 miles

London Heathrow -39 miles

London Waterloo - around 1 hour



Bircholt Road, Liphook, GU30

Approximate Area = 1483 sq ft / 137.7 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1692 sq ft / 157.1 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). © n°chem 2026. Produced for Clarke Gammon. REF: 1492307

LOCAL AUTHORITY EHDC

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

14th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

From the centre of Liphook, head west along Longmoor Road for approximately 2 miles. After passing the Deer's Hut on the left, continue along until the next left turn. Follow the road around to the right, until reaching Bircholt Road. Continue along Bircholt Road where our property will be a short way along on the left hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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