



Standford Hill, Near Liphook, Hampshire
Price Guide £875,000 Freehold

CLARKE  GAMMON

BEAULIEU HOUSE STANDFORD HILL NEAR LIPHOOK HAMPSHIRE GU35 8QU

Price Guide £875,000

- Substantial detached residence with self-contained annexe
- Approximately 2,000 sq ft of living accommodation
- Six bedrooms, two reception rooms and two kitchens
- Flexible multi-generational living with internal link to annexe
- In the same family ownership since built in 1953
- Additional 488 sq ft of double garaging and adjoining outbuilding
- Modern open-plan kitchen/dining room (created circa 10 years ago)
- 0.27 acre plot with southerly rear garden and ample driveway parking



A rare opportunity to acquire a detached residence with an incredible annexe, held in the same family ownership since its construction in 1953.

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

THE GROUNDS

The overall plot extends to approximately 0.27 acres and enjoys a wide frontage onto Stanford Road, enclosed by an attractive walled boundary. The front of the property provides an extensive driveway, areas of lawn and a charming decorative wishing well. The rear garden is a particular feature, screened by mature hedging to provide a high degree of privacy. Predominantly laid to level lawn and benefiting from a desirable southerly aspect, it offers an ideal space for families, entertaining and outdoor enjoyment

SITUATION

Liphook is around 3 miles away and includes a range of shops and stores, Sainsbury's supermarket, The Living Room Cinema and mainline railway station on the London Waterloo to Portsmouth line. There is an excellent range of both state and private schools in the area, including Churchers Junior School and the award winning Bohunt Academy, the surrounding countryside is renowned for its outstanding natural beauty, much of which is owned by the National Trust of lies within the South Downs National Park with an abundance of good walking and riding country.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

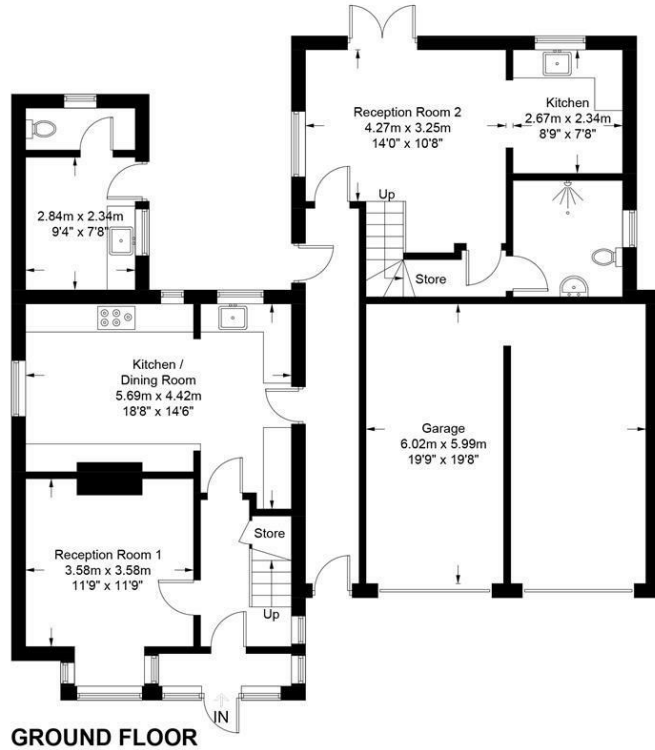
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

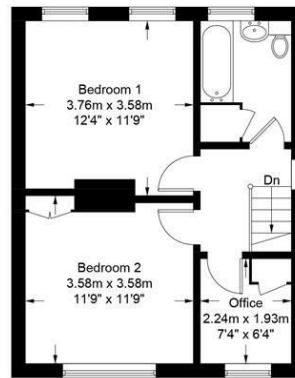
Approximate Gross Internal Area = 180.5 sq m / 1943 sq ft
 Garage & Outbuilding = 45.3 sq m / 488 sq ft
 Total = 225.8 sq m / 2431 sq ft



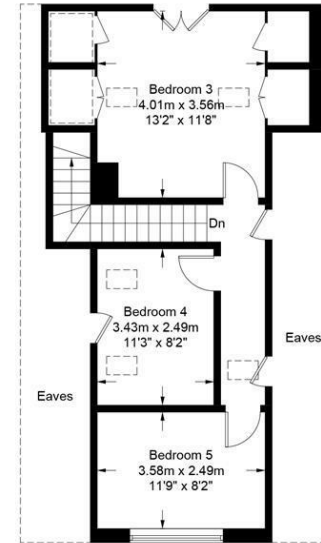
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1274966)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

13th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

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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 T: 01483 880 900

HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

