



9 Frobisher House, Tudor Court, Liphook, Hampshire,
£379,950 Leasehold.

CLARKE  GAMMON
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9 Frobisher House

TUDOR COURT, LIPHOOK, HAMPSHIRE, GU30 7GN

£379,950 Leasehold

A light and airy apartment for over 55's living which is located on the prestigious Bramshott Place development, a retirement village offering a wealth of facilities complemented by wonderful grounds. Frobisher House is one of a select group of buildings within Tudor Court on the Bramshott Place development in Liphook, Hampshire. The property we are listing has lift and stairs access to its location on the second floor. This enviable position means there are no additional residents above us. Within the apartment, one of the most apparent features is the overall size on offer, as well as the well-proportioned rooms within. The highlights are the main reception room which has a twin aspect, including a fantastic Juliet balcony, the well-equipped and considered kitchen/dining room and the principal bedroom with extensive range of fitted wardrobes and marvellous en suite shower room. There is also a spacious reception hall which gives access to all of the rooms, and a second double bedroom which could easily be used as a home office or second reception. Completing the internal accommodation is the family bathroom and two large hallway cupboards.

Parking is provided adjacent to opening ground floor doors to Westwood House. A short walk away is the development's Club House with all the facilities, beyond which is the open parkland and beautiful gardens designed by an award winning landscape architect.

- Perfectly presented and loved apartment
- Extensive communal facilities incl restaurant & swimming pool
- Plenty of Parking for Residents and Guests
- Nearly 950 sq ft of Accommodation
- Beautiful grounds, open fields and footpaths
- Extensive fitted furniture Included in Sale Price

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Local Authority: EHDC Tax Band D

Services: type your text here









SITUATION

The development is tucked away in its own wonderful grounds, yet is very accessible to the A3 which gives access to London, the M25, and the South coast. Liphook centre is only a short distance away with its mainline station connecting to Waterloo in just over the hour. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill, Wheatsheaf

Common, and Chapel Common. There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common. The Lease: The remainder 125 years from 2008. The service charge from 1st January 2026 will be: £9,832 per year for single, £10,816 for Double occupancy. There are additional costs involved when the property is sold.

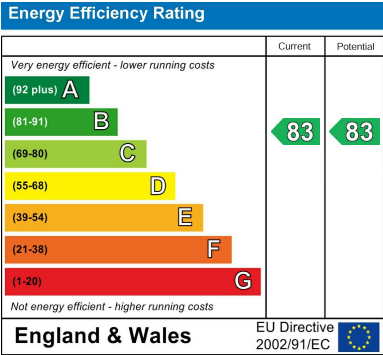


DIRECTIONS

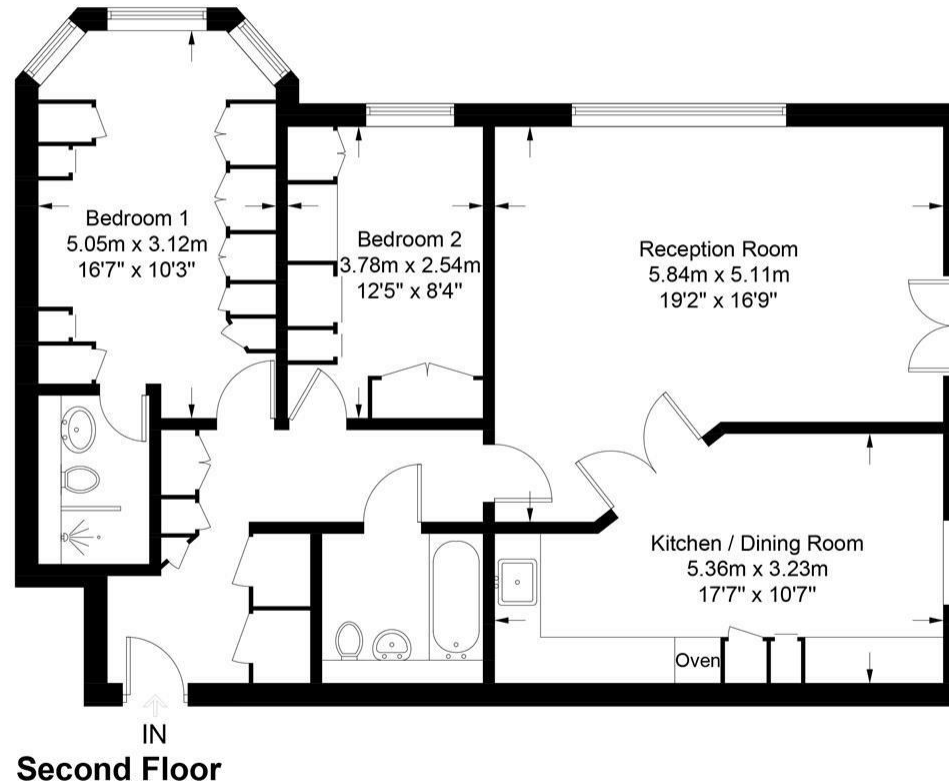
From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott where the entrance to Bramshott village will be found also on the right. Drive beyond the Club House and turn right. Cavendish House is on the far side on the right.

13th August 2026

An outstanding apartment for the over 55's living which in the highly desirable and sought after Bramshott Place. This is a retirement village offering a wealth of facilities complemented by wonderful grounds.



Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1274964)
Produced for Clarke Gammon

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.

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