



INTRODUCING
53 GOLDFINCH AVENUE

LIPHOOK, HAMPSHIRE, GU30 7FF

BEDROOM
3 BEDS

AREA INC GARAGE
1,594 SQFT

BATHROOM
3 BATH



WELCOME HOME

53 GOLDFINCH AVENUE

This exceptional modern new-build home, completed in 2024, offers a perfect blend of contemporary design, luxury finishes and carefully curated interiors.

From the moment you enter the property, you are welcomed by a sense of quality and style. The home showcases high-end interiors with every element of the build thoughtfully selected with meticulous care and attention to detail. All fixtures, fittings and materials were chosen from the top end of their ranges, creating a home that feels both luxurious and refined.

The interior décor was professionally completed by a specialist decorating company using only the finest paints and wallpapers, including renowned brands such as Farrow & Ball, ensuring a sophisticated and timeless aesthetic throughout the home.

Every room in the house has been carefully curated by a high-end interior designer, resulting in a cohesive living space that perfectly balances modern living with style, comfort and class. The result is a home that feels both effortlessly elegant and ready to move into.



KEY FEATURES

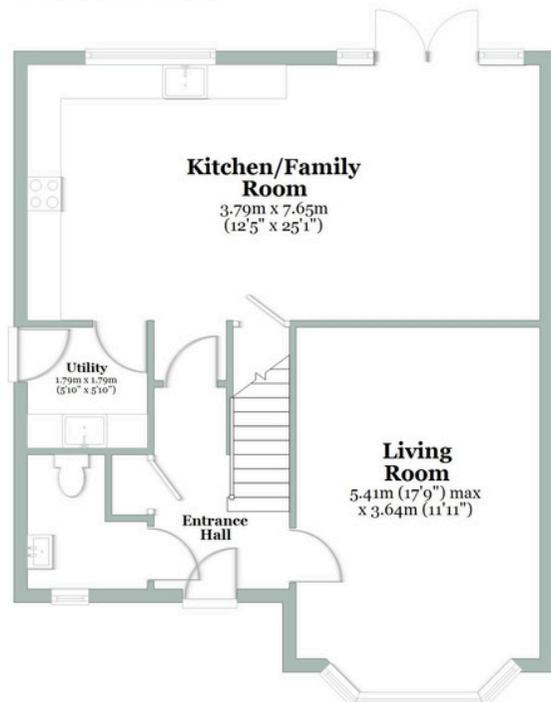
- Detached, three-bedroom heritage style home
- Open plan kitchen with mandarin stone backsplash
- Principle bedroom with en-suite and walk in wardrobe
- Two further double bedrooms, both with en-suites
- Driveway parking and garage
- Remainder of NHBC builder warranty
- No onward chain

DOWNSTAIRS

A welcoming entrance hall creates an immediate sense of space, while the bright sitting room is enhanced by a charming bay window that fills the room with natural light and provides a comfortable setting for relaxation.

The impressive kitchen forms the true heart of the home, spanning the width of the house and comfortably accommodating cooking, dining and informal living. French doors open onto the garden, allowing the space to flow effortlessly creating a seamless transition for al fresco entertaining.

A separate utility room with side access and a spacious cloakroom complete the ground floor.



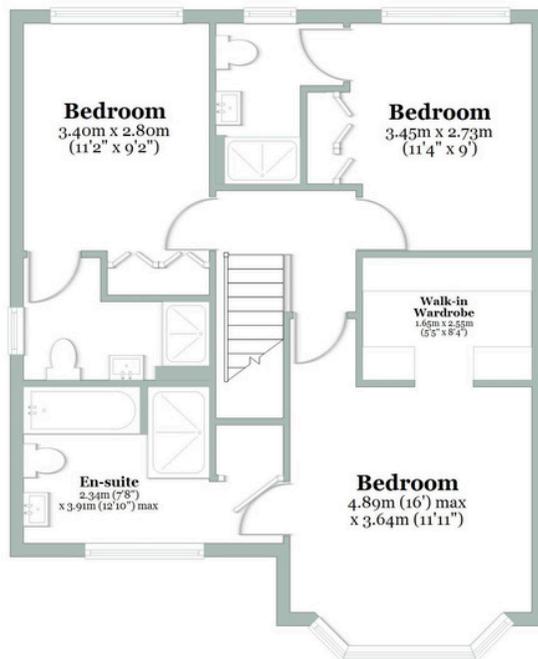


UPSTAIRS

The first floor offers three well-proportioned bedrooms arranged around a central landing.

The principal bedroom is particularly spacious and benefits from a bespoke walk-in wardrobe and an en-suite bathroom with a separate rainfall shower, creating a comfortable and well-appointed retreat.

Two further double bedrooms provide flexible accommodation, ideal for family members, guests or a home office, as currently utilised. Each benefits from its own en-suite and built-in wardrobes, ensuring the home functions effortlessly for modern living.

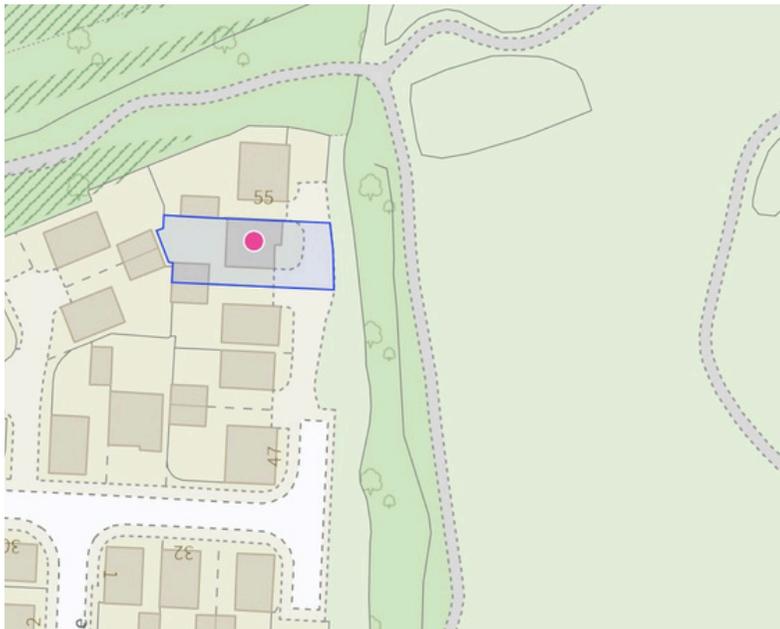




OUTSIDE

Enjoying a desirable west-facing aspect, the garden which can be accessed directly from the kitchen as well as via a side gate, provides an ideal setting for afternoon and evening sun. The space is thoughtfully arranged with a combination of lawn, patio and a pergola, creating distinct areas for relaxation and outdoor entertaining. Carefully planted trailing greenery will mature over time, enhancing both privacy and visual appeal.

The property also benefits from a garage and a driveway providing parking for up to three vehicles.





NEED TO KNOW

Freehold
Estate charge £323.78 per annum
EPC Rating B 85
Mains Gas, Electricity & Water
Council Tax Band F
East Hampshire District Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.

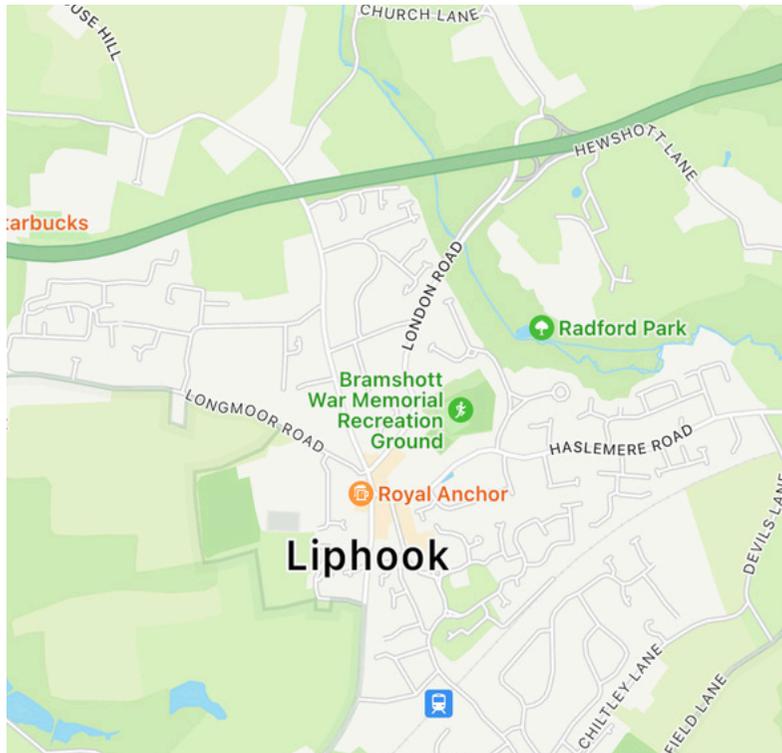


NEAR ME



Originally a coaching stop between London and Portsmouth and enjoying a number of quality independent and franchised shops, it's easy to see how Liphook has continued to serve as a wonderful place to call home with the ability to reach larger towns and cities within the hour.

Situated on the fringe of the Southdowns National Park with rolling hills and beautiful heathland, fantastic for walking and cycling, there is something to do for everyone!



PUBS

THE LINKS

PORTSMOUTH RD
LIPHOOK

THE DEERS HUT

LONGMOOR ROAD
LIPHOOK

SHOPS

SAINSBURYS

MIDHURST ROAD
LIPHOOK

TESCO

WEY HILL
HASLEMERE

SHOPS

PREMIER

HEADLEY ROAD
LIPHOOK

CO OP

HEADLEY ROAD
LIPHOOK

RESTAURANTS

GUIDO'S CRAFT PIZZA

STATION ROAD
LIPHOOK

THE GREEN DRAGON

LONDON ROAD
LIPHOOK

LOCAL

NUMBER ONE

THE SQUARE
LIPHOOK

LIVING ROOM CINEMA

THE SQUARE
LIPHOOK

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style of estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

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