



LIPHOOK, HAMPSHIRE, GU30 7JF

Available: 2nd March 2026

£3,050 PCM (Per Calendar Month)

House - Semi-Detached, 3 Bedroom
2 Bathroom, 2 Reception
Part furnished

Summary

A beautifully redecorated three-bedroom, two-bathroom former coach house set within the historic and highly sought-after Foley Estate, offering exceptional privacy and access to the South Downs National Park. The property combines generous proportions, high ceilings, a private garden and modern comforts in a tranquil rural setting.

Key Features

- Two bathrooms
- Three bedrooms
- Parking
- Stunning rural location
- Private garden
- High ceilings throughout
- EV Charger
- Starlink internet installed





THE PROPERTY

Description

The front door opens into a large, bright entrance hall, setting the tone for this beautifully proportioned home. High ceilings and wooden floors run throughout the ground floor, enhancing the sense of space and light.

There is a generous dual-aspect sitting room featuring a wood-burning stove. The heart of the house is the large open-plan kitchen, fitted with a newly installed refrigerator and designed for modern living, with french doors opening directly into the garden — ideal for entertaining and indoor-outdoor living. A downstairs WC completes the ground floor accommodation.

The first floor offers sweeping views across the South Downs National Park, and a well-balanced layout, comprising of a spacious principal bedroom with en suite bathroom, two further double bedrooms, a family bathroom, and a separate guest WC.

Outside, the property enjoys a private garden with a patio area. To the front, there is parking for several vehicles, including an EV charging point, along with attractive views across the Foley Estate and the wider South Downs National Park.



Location

The house is situated in the historic grounds of Foley Manor, in South Downs National Park, which dates back to the early 1200s. Residents of this beautiful Estate enjoy a range of exclusive benefits, including access to over a mile of private hiking trails within a wildlife-rich landscape and the benefits of gated nighttime access for them and their guests – ensuring high levels of privacy and security.

The Shipwrights Way, one of the most scenic public footpaths in the National Park, can be accessed directly from the house, leading residents to the popular Deers Hut Pub and more than 10,000 acres of public access land across Weavers Down and the Wealden Heaths Special Protected Area. Views from the top floor of the house overlook the fields of Foley Farm, which is home to a range of frequently seen and wonderful wildlife, including barn owls and deer.

The property is 10 minutes drive or 20 minutes walk from Liphook train station, which is just an hour from London Waterloo. Liphook village has a range of amenities including a large Sainsburys supermarket, a cinema and multiple cafes and restaurants - whilst the historic towns of Haslemere and Petersfield are within 30 minutes drive away. Road connections are excellent via the Hindhead tunnel affording the A3 fast and direct route between London and Portsmouth, whilst also connecting with the M25 at Wisley for Gatwick and Heathrow airports and the national motorway network. To the south, the A3(M) and M27 provide access to Southampton ferries and airport and the beaches of West Wittering.

There is also local access to Old Thorns hotel, spa & golf club, Liphook Golf Club, Champney's Spa at Forest Mere. In addition to the above, the magnificent local countryside includes The Devil's Punchbowl and Blackdown which is ideal for walking, cycling and riding enthusiasts.

Available March

EPC D

East Hampshire Council tax band C:

Water charged by the estate at £60 per month for fresh and waste water

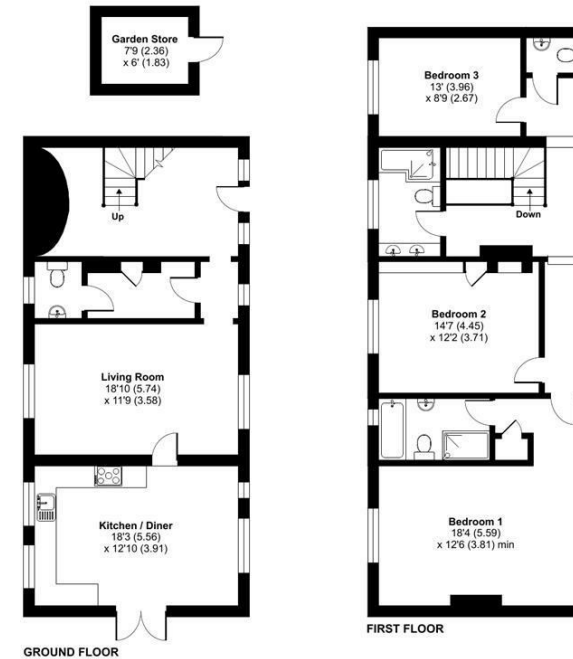
Holding deposit: £703

Internet has Starlink hardware installed ready for connection by the tenants.



The Coach House, Foley Estate, Liphook, GU30

Approximate Area = 1754 sq ft / 162.9 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 1803 sq ft / 167.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Grantleys. REF: 1049936.

Guildford

Poyle House 24 Epsom Road

Guildford

Surrey

GU1 3LE

Tel: 01483 407600

