



## Pine Ridge

WHEATSHEAF ENCLOSURE | LIPHOOK | HAMPSHIRE | GU30 7EH

Wilson | Hill

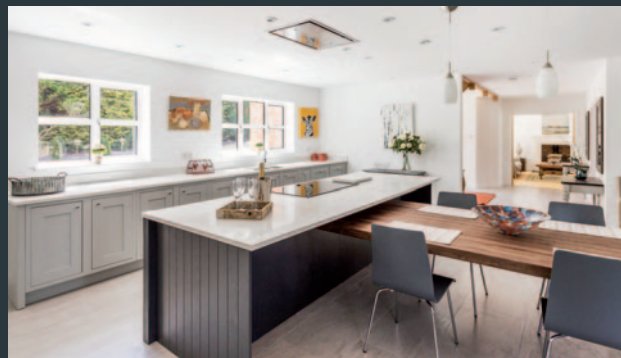


Master Bedroom with En Suite Bathroom and Dressing Room | Four Further Double Bedrooms | Three Further Bathroom/Shower Rooms two En Suite | Vaulted Landing with Balcony  
Galleried Entrance Hall | Drawing Room | Study | Open Plan Kitchen/Breakfast Room with Vaulted Oak framed Sitting Room | Playroom/Bedroom 5 | Cloakroom | Utility Room | Boot Room  
Integral Triple Garage with one lockable bay | Impressive, well stocked Garden and lightly wooded grounds of approximately 1 acre (0.398 ha) | Within the South Downs National Park

Mileages: Liphook 1.3 miles, Haslemere 5.6 miles, Midhurst 8.8 miles, Petersfield 7.8 miles, Guildford 18.7 miles  
Local Stations at Liphook (to London Waterloo 65 mins) and Haslemere (to London Waterloo 53 mins). A3 2 miles







“We have greatly enjoyed planning and building this remarkable new house fit for the 21st Century. Providing character and an interesting fusion of living space. The house has been sited carefully to maximise the light and views into the garden and towards the golf club. A golfer's paradise to be able to stroll to the club or course from home.”





## **The Property**

An impressive new home by the locally renowned Architectural Building Company in a most attractive established setting adjacent to Liphook Golf Club. Pine Ridge combines traditional arts and crafts inspired architecture with distinctive stone, brick and cedar clad elevations providing character, but with a contemporary twist. The house has been planned and built with low energy and maintenance in mind with an air source heating system and the latest in insulation and glass technology. The house is also CAT 5 wired to enable ease of IT connectivity.

The interior is planned to provide a feeling of space via imaginative use of vaulted areas yet overall has a comfortable but versatile layout fit for 21st Century needs, which can flex according to family or generational needs. At the heart is an amazing kitchen/breakfast room open plan with an oak framed vaulted sitting room, brilliant for day to day needs and linked to practical utility and boot rooms for dogs and those muddy local winter walks. The drawing room has a Morso wood burning stove, two window bays to maximise light and bi-folding doors opening out onto a





lovely terrace. The study is adjacent which combined with the galleried hall, provide more formal areas to enjoy/escape or entertain in.

The main vaulted landing provides further options for a library or gallery as there is huge wall space and doors open onto an oak framed balcony with views towards the golf course. The master bedroom suite is self-contained off one side of the landing and the three further double bedrooms well arranged on the other side with two further bathrooms/shower rooms. There are some lovely views into the garden. A back staircase accesses a self-contained fifth bedroom and shower room which is brilliant either as a guest suite, games room or home office.

### Features

- Oak framed entrance porch
- Underfloor heating throughout
- Quality porcelain and oak flooring on ground floor
- Solid oak internal doors and much bespoke oak joinery
- Bespoke kitchen by Daval with integrated Neff appliances including ovens, microwave, coffee machine, dishwasher and extractor and Quooker boiling water tap
- Bathrooms/Shower Rooms by Villeroy and Boch with Keuco powered mirror cabinets
- Electrically operated lockable entrance gates with call facility
- Resin bonded gravel drive with turning sweep
- Low maintenance double glazed windows and aluminium bi-folding doors
- 10 year structural warranty provided by CRL.



### Location

Pine Ridge is particularly well located being off a private no through road, yet within sight of the 18th green, the first tee and green at Liphook Golf Club and easy walking distance of the Clubhouse (the course being within the top 100 in England). The house lies particularly well within mature garden and grounds.

The Wheatsheaf Enclosure is a private lightly wooded residential estate within the South Downs National Park lying conveniently just to the south west of Liphook, where there is a good range of shops, a large





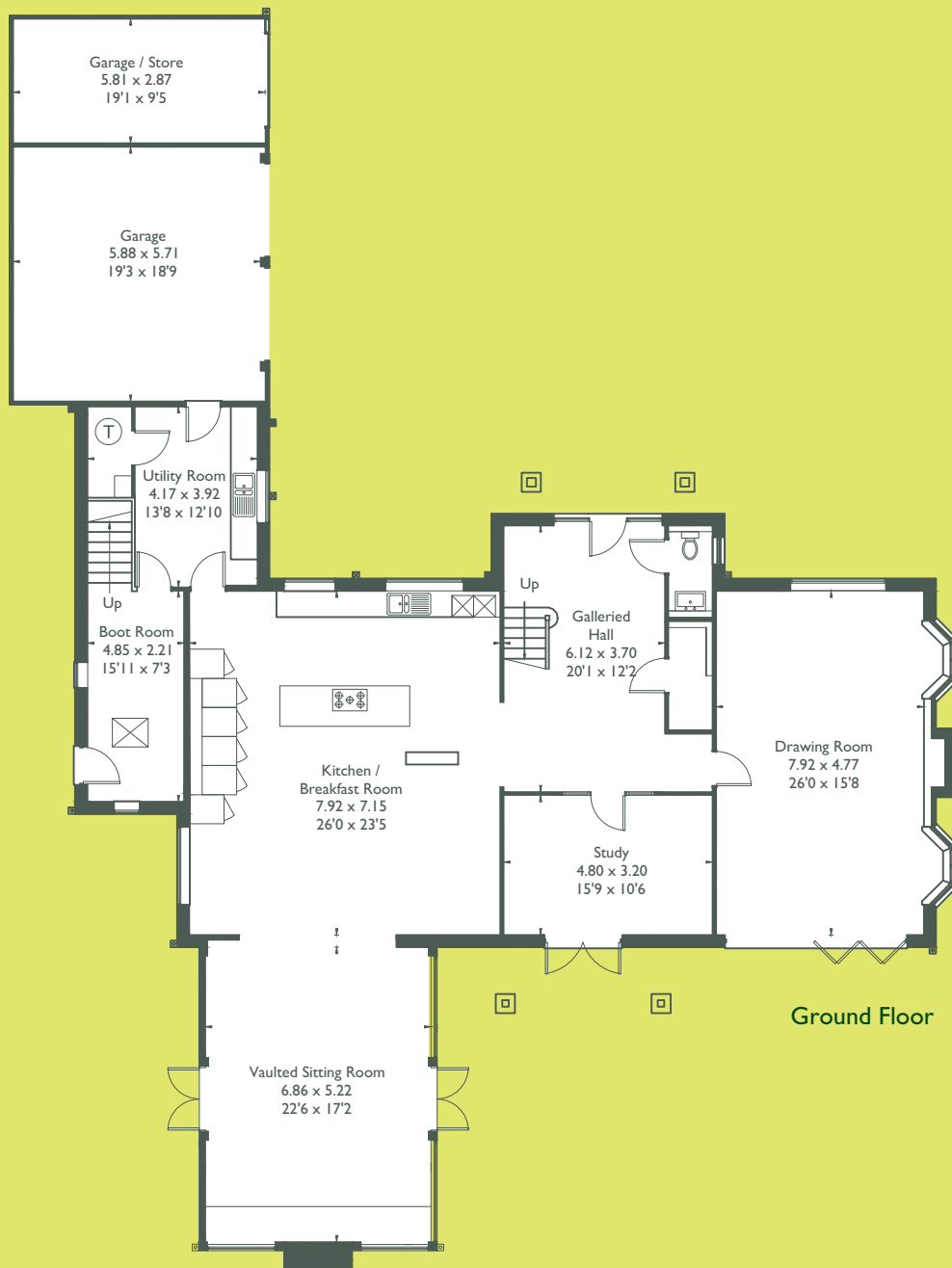
## Outside

Sainsburys store, local amenities and station. The A3 provides good regional transport links to Guildford, London or the south coast. Located on the West Sussex/Hampshire border, the area is well catered for with top performing state (Bohunt Secondary and new 6th Form) and independent schools all within the region, including Highfield Prep School and Churchers Junior at Liphook.

You can walk for miles via the extraordinary network of local footpaths and bridleways for anyone who enjoys the outdoor life or with dogs.

The wonderful well stocked garden lies around the house being lightly wooded with rhododendrons, azaleas, heather and areas of lawn. A wide paved terrace wraps around the rear of the house providing a lovely space for alfresco dining afternoon or evenings having southerly and westerly aspects. A woodland walk has been carefully landscaped providing trails for family or children to explore. Overall it provides a mature and established setting to the house with screening to neighbouring properties and a clipped hedge to the private road providing privacy. There is ample parking and turning space in the drive.





Ground Floor



First Floor

Approximate Gross Internal Area  
380.4 sq m / 4095 sq ft (Excludes Garage & Void)



= Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only. Not to scale and  
taken from architectural drawings.  
Ref: I88973



## I Directions to GU30 7EH

Head south out of Liphook on the B2070 (Portsmouth Road) as you pass under the railway bridge turn immediately left into the private entrance to the Wheatsheaf Enclosure (signposted Liphook Golf Club). Follow the road over several speed bumps and at the crossroads, swing right (marked Liphook Golf Club) carry on uphill and around a bend when you see the golf club and visitor's car park (on your right), turn left up a curving private drive and Pine Ridge is the first entrance on the left.



**Services:** Mains water, electricity, Air source heating and private drainage

**Local Authority:** Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk) Tel: 01243 785166

**Council Tax:** Band To be reassessed

**EPC:** B81

**Agents Note:** Whilst the house is located within the West Sussex county boundary, for postal purposes the Royal Mail address records the post town as Liphook which is in Hampshire.

Liphook Golf Club is a private members club. More information regarding social or playing membership or visitor green fees can be obtained directly from the club secretary or website.

The Wheatsheaf Enclosure has a Residents Association which manage the common parts of the estate and Pine Ridge is therefore subject to an annual charge which we understand in 2016 was £155. The garden and grounds are covered by a Group Tree Preservation Order, together with neighbouring properties.

| For video click here



Viewing strictly by appointment



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated June 2017.