



3 Dryden Way, Liphook - GU30 7QB

Guide Price £875,000 - Freehold

 **Henry Adams**
estate agents



An impressive and versatile family home offering over 3,200 sq ft of accommodation, set on a quiet no-through road in Liphook with annexe potential and a generous private garden.

- Level Private Garden Bordered By Mature Trees Approaching 0.31 Acres
- Two Storey Garden Office/Workshop With Power
- Peaceful Cul-De-Sac Location
- Main Bedroom With En-suite & Dressing Area
- Underfloor Heating Throughout The Ground Floor
- Resin Driveway Providing Ample Off-Street Parking
- Triple Aspect Kitchen/Dining/Living Room With Over 650 sqft Of Space
- Potential To Have A Separate Annexe
- Four Flexible Reception Rooms Ideal For Home Working & Family Life
- Peaceful Setting On The Southern Edge Of Liphook With Easy Access To Village Amenities

3 Dryden Way offers over 3,200 sq ft of well-planned accommodation, this impressive and thoughtfully extended family home provides generous proportions and a highly adaptable layout, ideal for modern family living. Arranged over two floors and set within a plot of just over 0.3 acres, the house offers a clear distinction between entertaining, everyday living, and private spaces.

The property is situated on Dryden Way, a quiet no-through road on the southern edge of Liphook, combining a peaceful setting with convenient access to village amenities, local schools, and surrounding countryside.

An entrance porch leads into the heart of the home: an outstanding kitchen/dining room extending to almost 650 sq ft. Designed as a true family hub, the space features herringbone flooring with underfloor heating, a central island, integrated appliances, and extensive storage and worktop space. Triple-aspect windows flood the room with natural light, while a cloakroom is positioned just off the main space.

From the internal hallway, the right-hand wing includes a large, double-aspect living room with sliding doors and bi-fold doors opening onto the garden patio. Two further reception rooms provide excellent flexibility and are ideal for use as a home office, playroom, or snug.

To the left, a utility/boot room leads through to an additional reception room, currently used as a games room and fitted with a sink, with direct garden access. A ground-floor shower room serves an additional bedroom with fitted wardrobes and its own external access, creating strong potential for a self-contained annexe. The entire ground floor benefits from underfloor heating, while the first floor is served by traditional radiators.

Continued Text & Garden

Upstairs, the first floor provides four double bedrooms, including a generous principal suite with dressing area and en suite shower room. Bedrooms three and four include built-in storage, and a well-appointed family bathroom features both a bath and separate shower.

The garden extends from a central patio onto a level lawn, bordered by mature trees for privacy. A substantial two-storey outbuilding provides a workshop, office, and large studio space above, all with mains electricity. A resin driveway to the front offers ample parking, while the rear boundary backs onto private land, creating a rare open outlook.

Services & Directions:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, Electric, water, and drainage as advised by our vendor.

East Hampshire District Council Tax Band: D (£1,609.83)

EPC Rating: C

SATNAV: GU30 7QB

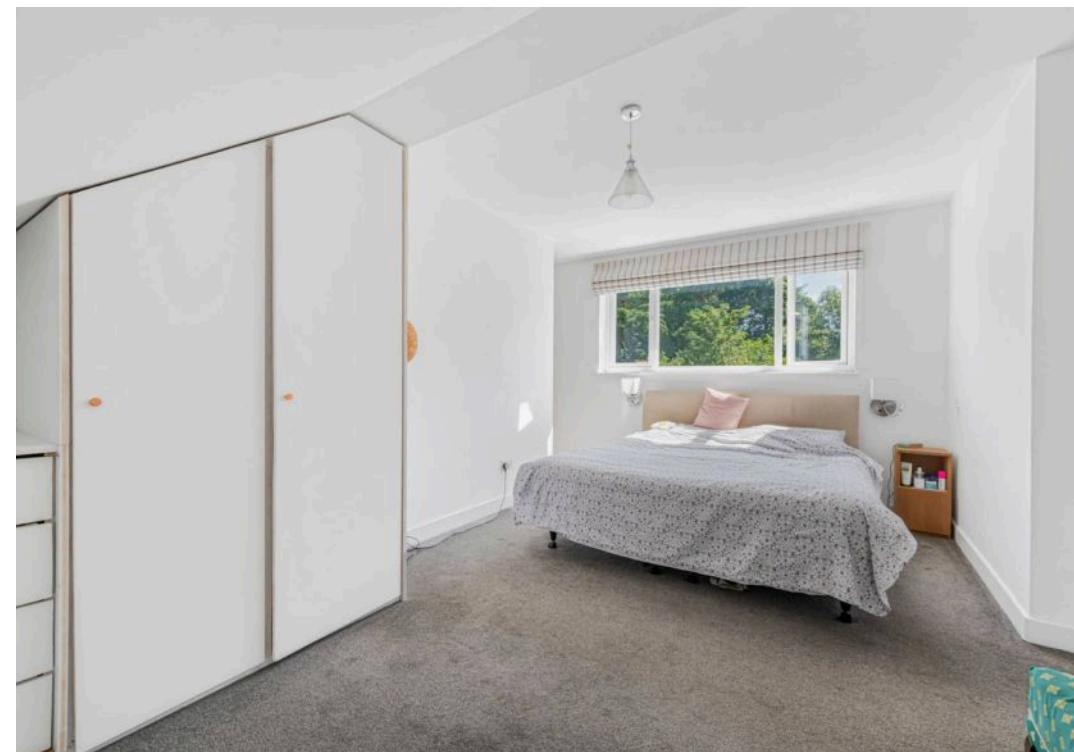
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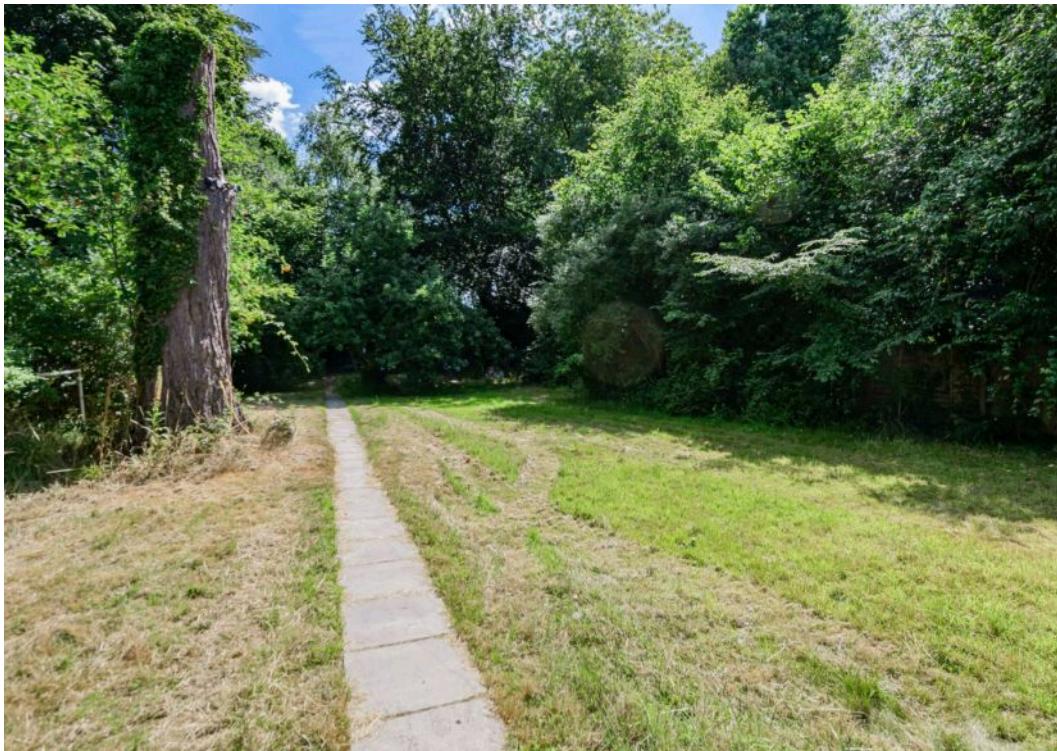
Dryden Way is situated on the southern edge of Liphook, enjoying a peaceful setting while remaining within easy reach of the village centre, located just a mile away. The village offers a good range of shops, cafés and pubs, together with a large Sainsbury's supermarket, leisure centre and everyday services. Liphook is well regarded for its schooling, with Bohunt School and Sixth Form approximately 1.1 miles from the property, alongside a selection of respected primary schools nearby. Liphook railway station is around 1.5 miles away and provides direct services to London Waterloo and Portsmouth, making the village popular with commuters. The nearby A3 offers fast road connections north towards Guildford and London, and south to the south coast. Surrounded by attractive countryside, Liphook lies close to the South Downs National Park and is bordered by woodland and open farmland, offering excellent opportunities for walking, cycling and outdoor pursuits. Radford Park, with its riverside walks and open green space, is also within easy reach.

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Dryden Way, Liphook, GU30

Approximate Area = 3156 sq ft / 293.1 sq m

Outbuildings = 347 sq ft / 32.2 sq m

Total = 3503 sq ft / 325.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any