



**Court Close, Liphook, Hampshire**  
**Guide Price £385,000 Freehold**

CLARKE  GAMMON  
1919

**1 COURT CLOSE  
LIPHOOK HAMPSHIRE GU30 7EA**

**Guide Price £385,000**

Chain free sale

Established and desirable location

Spacious living accommodation

Lounge with open fireplace

Good sized bedrooms with undoubted potential

Integral garage and parking

Private easy maintenance courtyard garden

Close to village centre and main line station



**A three bedroom end terrace property having spacious accommodation, occupying a desirable location close to the village centre, Sainsbury's and main line station.**

**THE PROPERTY**

The property is available for immediate occupation. The ground floor offers a spacious hall, large lounge/dining room with operational open fireplace and bay window, kitchen with limed oak units having direct access onto the courtyard garden, as does the lounge/dining room.

To the first floor are three extremely spacious double bedrooms and a bathroom with adjoining separate wc both in need of refurbishment which could be combined to create a spacious bathroom and possibly an en-suite to the adjoining bedroom.



## THE GROUNDS

The front garden is open plan and laid to lawn and there is parking for one car which leads to the spacious integral garage. The enclosed rear courtyard garden has been designed for ease of maintenance and enjoys a high degree of privacy.

A gate opens to a path which leads into the village.

## SITUATION

The property is set just a few hundred yards from Liphook village centre and within walking distance of the mainline station. The village itself boasts a good range of facilities for day-to-day needs including a Sainsbury's supermarket, doctor's surgeries, pharmacy, local shops and Living Room Cinema. The village is noted for its schools including the award winning Bohunt Academy having an 'Outstanding' Ofsted rating. Liphook has a main line railway station on the London Waterloo to Portsmouth line and the nearby A3 provides good road links to Guildford, the M25 and London to the north and Portsmouth, the M27 and coast to the south. The surrounding area is noted for its natural beauty, much of which is owned by The National Trust or lies within The South Downs National Park.

Sainsbury's less than 50m  
Doctor's Surgery less than 50m  
Main line station 0.25 mile  
Haslemere 5 miles  
Petersfield 8 miles  
Guildford 14 miles  
Portsmouth 28 miles

All distances approximate



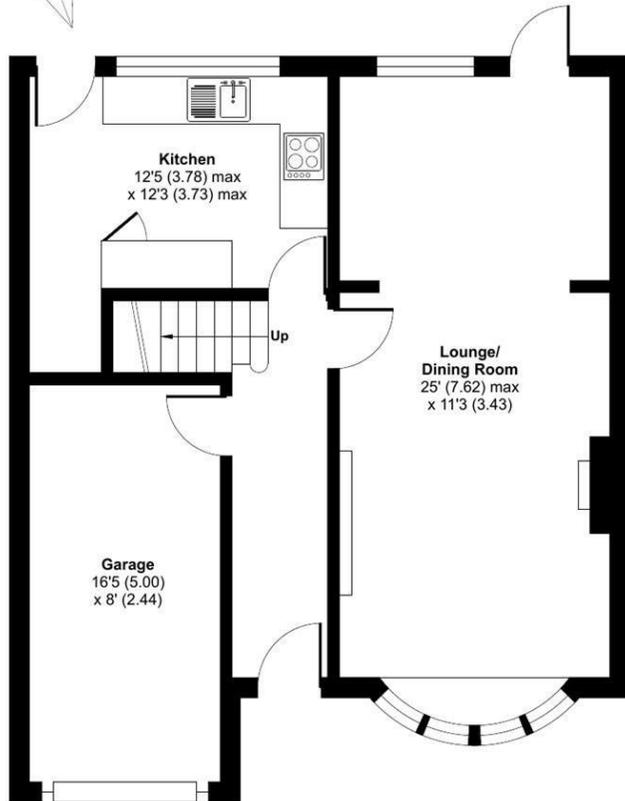
## Court Close, Liphook, GU30

Approximate Area = 1120 sq ft / 104 sq m

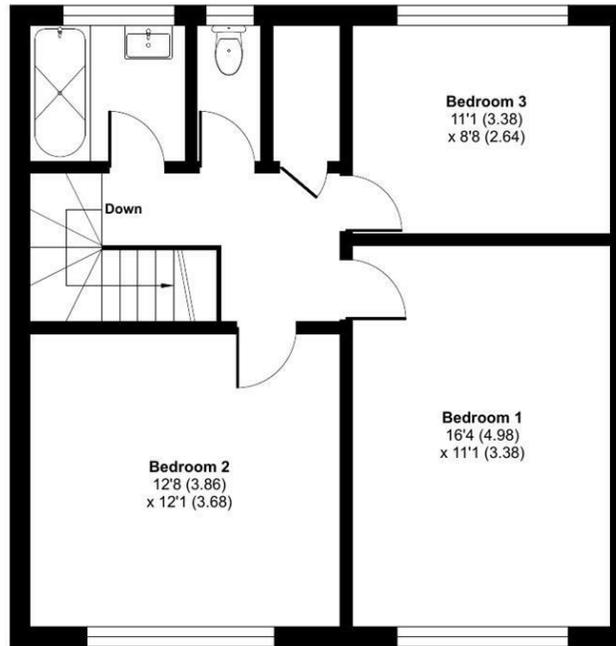
Garage = 132 sq ft / 12.2 sq m

Total = 1252 sq ft / 116.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1058028

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX

Band D

### SERVICES

All main services are connected.

### SERVICE CHARGE

There is a £350 per year Residents Association Charge

9th July 2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### DIRECTIONS

By foot from our offices proceed towards the railway station along Midhurst Road forking right where the property will be found immediately on the right.

### 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

