



Hazelbank Close, Liphook
Hampshire GU30 7BY

CLARKE  GAMMON
1919

**2B HAZELBANK CLOSE
LIPHOOK GU30 7BY**

Tucked away, gated property Detached chalet style bungalow
Pleasant wrap around gardens Large garage and driveway
Attractive fireplace in twin aspect living room Eat in Kitchen
Freshly painted and re-carpeted Close walk to the centre of Liphook village



A detached bungalow with a chalet theme, located in an enclosed setting close to the centre of Liphook village.

THE PROPERTY

This roomy detached chalet style bungalow is nestled in a desirable cul-de-sac, just a short walk from the heart of Liphook village. Inside, you'll find a warm entrance hall, a dual-aspect sitting room with a wood burner and access to the garden, and a kitchen/dining room that also opens to the garden. The ground floor includes a primary bedroom with an en-suite and walk in wardrobe, a further double bedroom, a bathroom, and a cloakroom. Upstairs, there's a spacious double bedroom with a sitting area, which could be converted to include an en-suite or additional living space. The property has recently been uplifted with freshly painted walls and new carpets through the property.



THE GROUNDS

Individual areas of garden are situated within the grounds, including level lawns, a sizeable patio area with a pergola overtop. The patio can comfortably accommodate a table and multiple seating options for yourself and guests. There is even room for a plunge pool or hot tub. The garden is enclosed by a mixture of fencing as well as tall and medium naturally planted screening. Parking is available on the gated driveway, or in the detached garage if preferred. The garage itself is a wonderful building with which has a garage space, with a working pit and stairs to a fantastic floor room.

SITUATION

Hazelbank Close is a popular location which is close to the Village centre and Radford Park, with its network of riverside and woodland pathways. Liphook has a comprehensive range of amenities, including a Sainsbury's, a Co-op and the Living room cinema. Liphook boasts an excellent selection of schools, all well-regarded and including the Bohunt Academy and sixth form. The mainline station sits on the Waterloo to Portsmouth line, whilst the nearby A3 provides good links to Guildford, the M25 and London to the north, Portsmouth and the coast to the south. The surrounding area is noted for its natural beauty, much of which is either within the South Downs National Park or owned by the National Trust.

GUILDFORD 18 miles

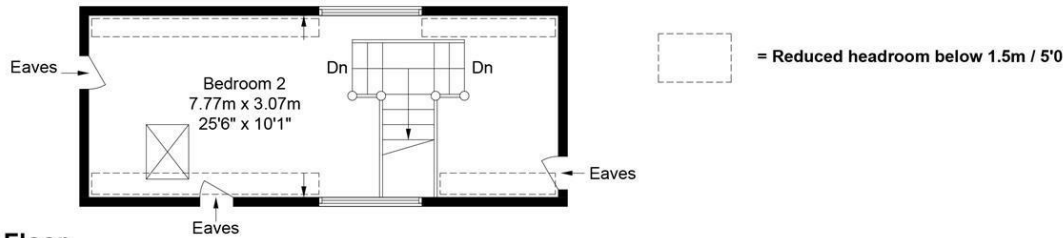
LONDON WATERLOO around 1 hour by train

GODALMING 12 miles

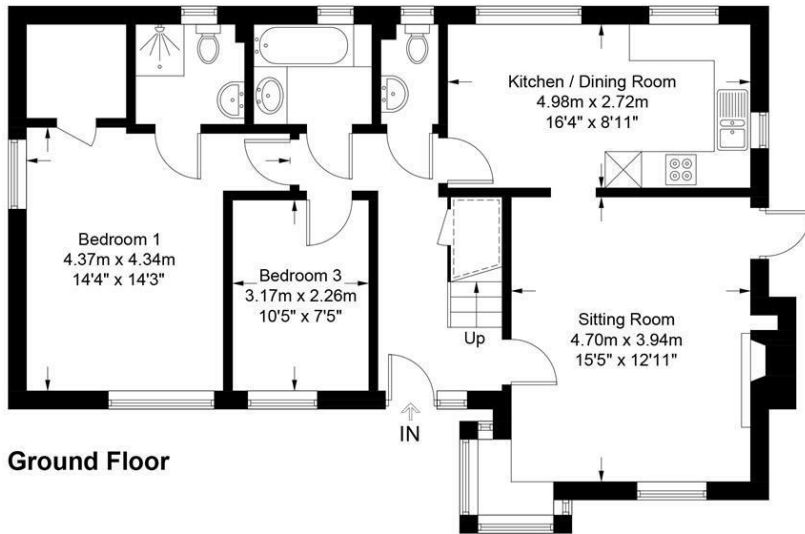
HASLEMERE 3.5 miles

BOHUNT SCHOOL around 10 minutes walk

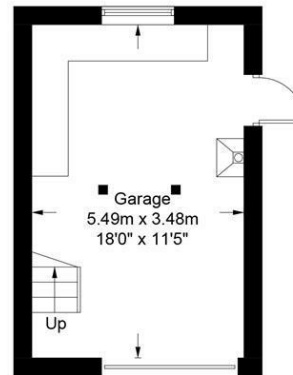
Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft
 Garage = 37.2 sq m / 400 sq ft
 Total = 140.6 sq m / 1513 sq ft



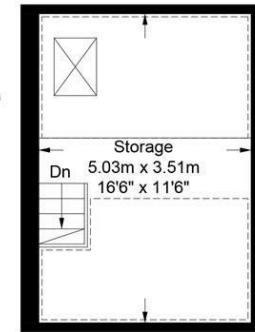
First Floor



Ground Floor



Ground Floor - Garage
 (Not Shown In Actual Location / Orientation)



First Floor - Garage

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1137142)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

24th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

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DIRECTIONS

From our Liphook office, head along Haslemere Road for approximately 0.4 miles. Hazelbank Close will be on the right hand side. Turn right at the T-Junction, where our property will be ahead of you.

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

