



**Alberta Close, Liphook,
Hampshire. Freehold**

CLARKE  GAMMON

**10 ALBERTA CLOSE
LIPHOOK HAMPSHIRE GU30 7FA**

Attractive modern setting

Short walk to a selection of amenities and station

Recently decorated throughout, show home condition

Open plan ground floor design

Two brilliantly sized double bedrooms

Primary bathroom and en-suite shower room

Southerly facing rear garden

Parking for two vehicles



A luxuriously appointed house of attractive rendered and brick elevations, finished to a contemporary style and a high specification throughout.

THE PROPERTY

Once inside, a wide hallway offers access through to a wonderful open plan layout. A beautiful, tiled floor is in situ through the hallway and into the kitchen and dining areas. The kitchen has two toned cabinets and range of Siemens fitted appliances. The open planned accommodation continues with the living room with its walled units, French doors to the garden which has wooden shutters. There is a cloakroom and large store cupboard under stairs. The first floor has the two large double bedrooms, with the primary room offering a luxuriously appointed en-suite shower room.



THE GROUNDS

To the front of the property there are parking spaces for two cars. Petite flower beds are either side of a pathway which leads to the front entrance. The rear garden has been landscaped to provide paved patio and a level area of artificial lawn with well stocked beds and borders all enclosed by timber panel fencing. A garden shed is also included in the sale.

SITUATION

The property is set in an exclusive development of twenty one luxuriously appointed homes, within walking distance of Liphook village centre and the mainline railway station,. The village itself, which lies just across the Millennium green open space provides a good range of local independent shops as well as a Sainsbury's supermarket, Cinema, doctor's surgeries and pharmacy. The area is noted for its schools, which includes the renowned and award winning Bohunt, whilst the surrounding area is noted for its natural beauty, much of which lies within the South Downs National Park, with the Shipwrights Way being easily accessible.

Liphook station - 10 minutes walk

Bohunt school - 12 minutes walk

London Waterloo - circa 1 hour by train

Guildford - 18 miles

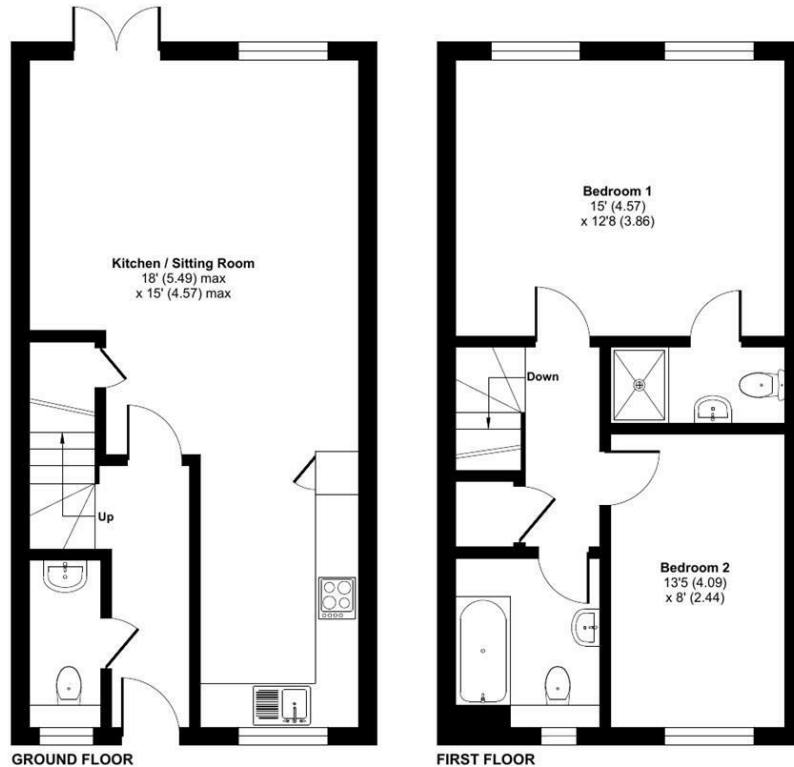
Haslemere - 3.8 miles



Alberta Close, Liphook, GU30

Approximate Area = 922 sq ft / 85.6 sq m

For identification only - Not to scale



LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating

15th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 954333

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DIRECTIONS

From our offices in Liphook take the Midhurst Road towards Sainsbury's and at the roundabout take the third exit and continue onto the Midhurst Road passing the Millennium green on your left, at the next roundabout take the first left into Canada Way, turning right into Edmonton Way and first left into Calgary Gardens proceed into Alberta Close where the property will be found on the left.

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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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