



Poplar Close, Liphook,
Hampshire GU30 7WT Freehold.

CLARKE  GAMMON
1919

3 POPLAR CLOSE LIPHOOK GU30 7WT

Enjoy a peaceful setting in a desirable neighborhood.

Stylish décor and finish throughout.

A sunny garden that's perfect for afternoon relaxation and outdoor activities.

Close to the mainline station and local schools, offering easy access to transport and amenities.

A modern, well-equipped space perfect for cooking and entertaining.

Spacious rooms ideal for family living or guests.

Ample off-road parking for your convenience.

Modern bathroom facilities for comfort and convenience.



**An attractive semi-detached
three-bedroom house, in a
tucked away position on the Oak
Park development in Liphook.**

THE PROPERTY

This nicely tucked away property offers a straightforward and popular layout, which has stylish accommodation spread across two floors. The ground floor features a living room at the front with a gorgeous, illuminated effect fireplace, adding a real focal point to the room. We then head effortlessly into the kitchen/dining room, with its French doors out to the garden and a brilliantly fitted and equipped kitchen. Elsewhere to the ground floor is a w/c and storage. On the upper floor, there are three proportionally sized bedrooms and an attractive family bathroom. The principal bedroom benefits from an en-suite shower room and built-in wardrobes.



THE GROUNDS

Outside, to the front of the property there is allocated parking for several cars and a bike store. The rear garden benefits from a westerly aspect and a lawn with an extended patio area. Privacy is ensured by some mature laurel hedging, and fencing. The garden is nicely planted and makes a wonderful addition to this home.

SITUATION

The property sits on the Oak Park development and lies between Liphook village centre and the Griggs Green area. Liphook itself is within walking distance and provides schools for all age groups, local and national shops including Sainsbury's supermarket, a cinema and a mainline railway station. There are numerous recreational facilities close at hand along with some fine pubs and restaurants and at nearby Old Thorns Country Club & Hotel, a well regarded golf course and spa. Also within walking distance there is a superb network of footpaths and walks including the Shipwrights Way and Weavers Down. The area is noted for its natural beauty, much of which lies within the South Downs National Park or owned by the National Trust.

Train Station 22 minutes walk

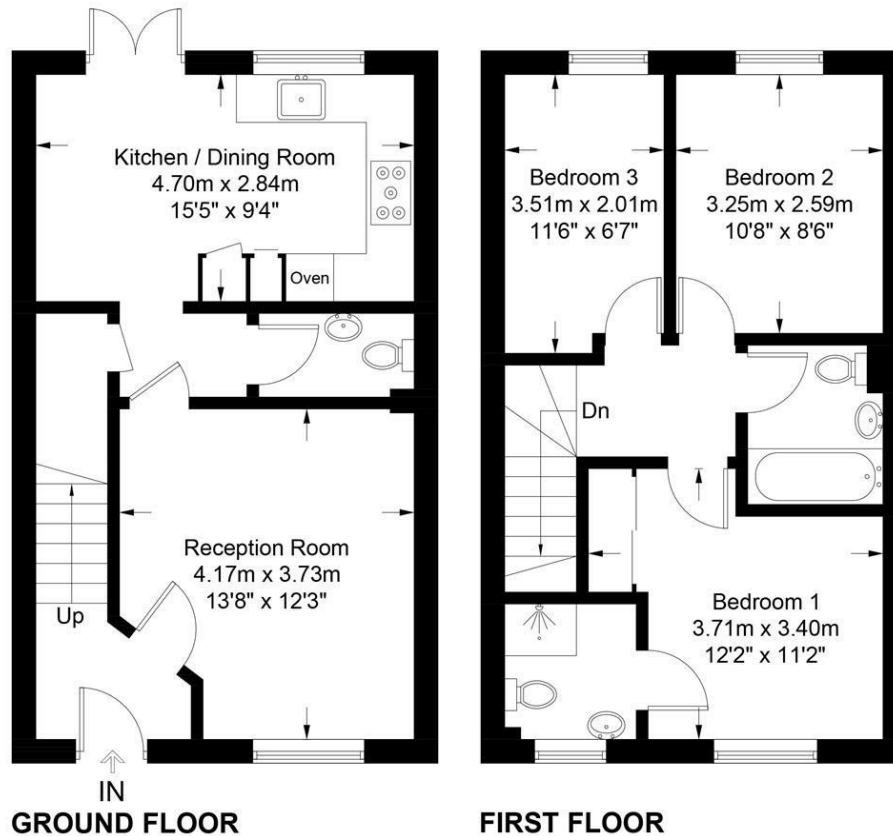
Bohunt School 13 minutes walk

A3, Griggs Green 0.8 mile

Guildford 18 miles

London Waterloo around 1 hour by train

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1152786)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

28th January 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

CG LIPHOOK OFFICE

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DIRECTIONS

From Liphook village centre, head along Longmoor Road for approximately 0.8 mile until reaching the mini roundabout. Take the second exit onto Lowsley Farm Drive. Continue along, bearing right and enter Brickwork Avenue. Poplar Close will be a short way along on the left hand side.

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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