



8 Court Close, Liphook, Hampshire GU30 7EA
Price Guide £550,000 Freehold



8 COURT CLOSE
LIPHOOK HAMPSHIRE GU30 7EA

Price Guide £550,000

Extended semi-detached home	Utility room & cloakroom
Four bedrooms	Garage in block
En-suite to master bedroom	Landscaped garden
Modern kitchen/dining room	Central location
Living room conservatory	Corner plot



An extended family home set in a tucked away yet central location.

THE PROPERTY

An extended four-bedroom semi-detached home is located at the end of a quiet cul-de-sac at the very centre of Liphook Village within yards of all the key facilities. The original house benefits from a two-storey side extension providing a superb kitchen / dining room with a master bedroom above. There is an attractive and spacious living room which leads to a bright and large conservatory, whilst the original kitchen now provides a spacious utility room. The house is presented to the market offering early vacant possession and an internal viewing is highly recommended.



THE GROUNDS

The house is located at the very end of the close providing plenty of parking in addition to the garage which is located in a block directly opposite the house. The property is approached by a paved pathway with lawns to either side. A side gate leads to the side and rear gardens, which have been divided into distinct spaces with lawns a delightful patio/terrace, ornamental fish pond and raised flower beds.

SITUATION

The property is situated in a small development set around a small central green and is just a few hundred yards from Liphook village centre and also is 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, and local shops and the newly opened Living Room Cinema. The village is noted for its schools with the award winning Bohunt Academy having an 'Outstanding' Ofsted rating. In addition, Liphook has a main line railway station on the London/Waterloo to Portsmouth line, whilst 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.

Village centre location
Doctor's Surgery less than 50m
Liphook main line station 0.25 mile
Haslemere 5 miles
Petersfield 8 miles
Guildford 14 miles
Portsmouth 28 miles

All distances approximate

Approximate Area = 1678 sq ft / 155.9 sq m (includes garage)
 Outbuilding = 59 sq ft / 5.5 sq m
 Total = 1737 sq ft / 161.4 sq m
 For identification only - Not to scale

LOCAL AUTHORITY
 East Hampshire District Council

COUNCIL TAX
 Band D

SERVICES
 All mains services

N.b. There is a £350/year resident association charge.

10th July 2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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 our offices in Liphook, proceed along the Midhurst Road, turning in to the right after approximately 200 yards. Take the first turning on the right into Court Close off this part of the Midhurst Road, where No 8 will be found at the end of the close 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

