

**SOLD**



**2 Copperwood Close, Liphook,  
Price Guide £450,000 Freehold**



2 COPPERWOOD CLOSE  
LIPHOOK GU30 7GS

Price Guide £450,000

2 Double bedrooms  
Ensuite bathroom  
Lounge/dining room  
Modern fitted kitchen  
Village Centre location

Lovely rear gardens  
Garage and driveway  
Sought after cul de sac  
Well designed layout  
CHAIN FREE SALE



## A detached bungalow in a central location

### THE PROPERTY

A fine detached bungalow set in this extremely convenient location in the centre of Liphook and within easy walking distance of local shops and amenities. Highlights include a lovely double aspect lounge/dining room with patio doors out to the rear garden and a well appointed kitchen/breakfast room with integrated appliances and sliding doors out to the rear garden. The master bedroom has mirror fronted wardrobes and a full ensuite bathroom with separate shower. The accommodation is completed with a second bedroom and shower room.





## THE GROUNDS

To the front and one side of the property there are well stocked beds whilst the main area of garden is enclosed by a wall and features patio, lawn and well stocked borders. There is access from the garden to the **GARAGE** and to the front of the garage, additional driveway parking.

## SITUATION

Copperwood Close is an extremely well placed private cul-de-sac of just nine properties, built in 2010 by well regarded builders, Bargate Homes. Situated close to the centre of the village which offers a good selection of local amenities including independent and nationally owned shops including a Sainsbury's Supermarket, bakers, cinema, pharmacy and doctors and dentist surgeries. To the rear of the development there are communally owned woodlands preserved for the benefit of Copperwood Close residents. The A3 can be accessed at Bramshott, whilst Liphook mainline station provides rail services on the Waterloo to Portsmouth line. The surrounding area is noted for its beautiful countryside much of which is in the South Downs National Park or is owned by the National Trust.

A3 Junction - 1 mile  
 Village Centre - 0.2 miles  
 Mainline Station - 0.8 miles  
 Haslemere - 4.5 miles  
 Guildford - 17.5 miles  
 Portsmouth - 25 miles  
 Heathrow Airport - 43 miles

\*All distances are approximate

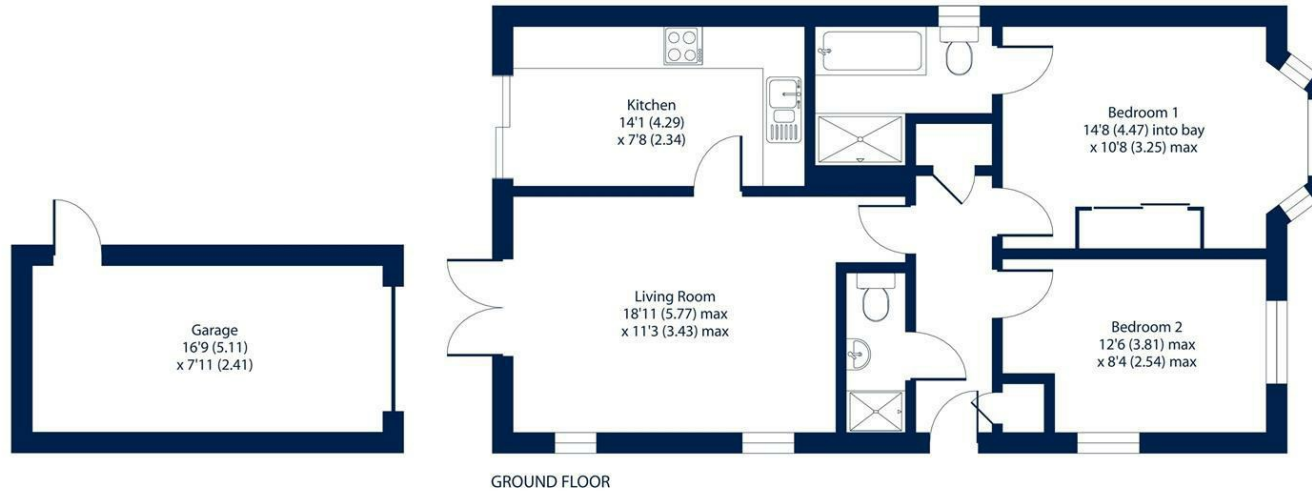
## Copperwood Close, Liphook, GU30

Approximate Area = 716 sq ft / 66.5 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 850 sq ft / 79 sq m

For identification only - Not to scale



GROUND FLOOR



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



### LOCAL AUTHORITY

EHDC

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

16th September 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(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 our office in Midhurst Road, cross the three mini roundabouts in the centre of the village, turning left, right and then left again. This takes you into the Longmoor Road. Copperwood Close is the first turning on the right opposite Bohunt School the property will be found on the right-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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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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