

SOLD



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

CLARKE  GAMMON

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.



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.

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.

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



LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating



11th August 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

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

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

 **MAYFAIR**
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