



**Valhalla 3 Childerstone Close, Liphook, Hampshire**  
**Price Guide £815,000 Freehold**

CLARKE  GAMMON  
1919

**VALHALLA 3 CHILDERSTONE CLOSE  
LIPHOOK HAMPSHIRE GU30 7XE**

**Price Guide £815,000**

Sought after location	Fitted kitchen & utility room
Master bedroom with en suite	Attractive gardens
3 Further bedrooms	Double garage
Family bathroom	Scope to modernise
3 Reception rooms	Walking distance to schools



**A spacious family home set in  
one of Liphooks most sought  
after locations**

**THE PROPERTY**

Built in 1998 by Twigden Homes this lovely family home is perfectly placed in the centre of Liphook within walking distance of all the local amenities. The accommodation, which would benefit from modernisation and updating is well designed and features a large double aspect living room with patio doors to the rear garden and a fireplace. The kitchen/breakfast room is fitted with integrated appliances and has a useful utility room and there are two further reception rooms. Upstairs a bright and airy galleried landing leads to a family bathroom and four bedrooms, the master having a dressing area and ensuite shower room. To the side of the property is a detached garage with additional driveway parking.



## THE GROUNDS

The front garden is open plan with mature borders and there are side gates leading to the rear which is a lovely feature of the property with a large paved sun terrace leading to level lawns with well stocked beds and borders with mature screening shrubs and trees.

## SITUATION

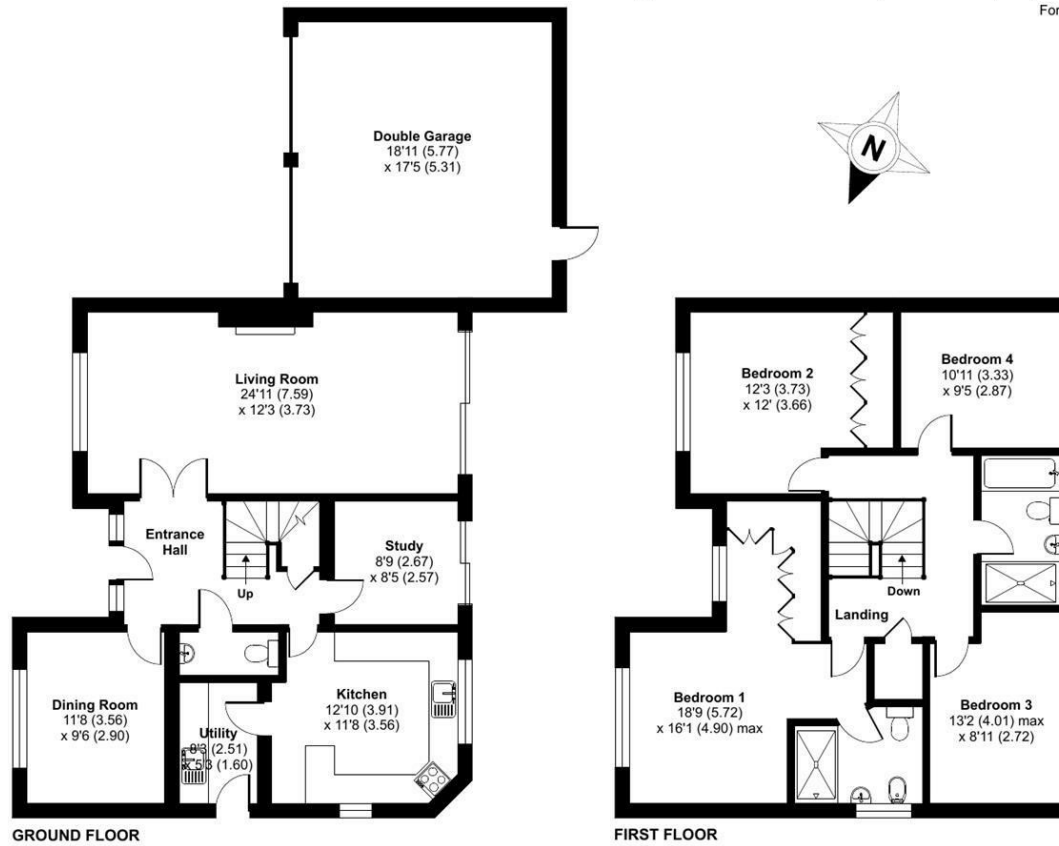
The property is situated in an enviable location, right in the heart of the village, yet tucked away from any passing traffic. Liphook itself, provides excellent facilities which include a Sainsbury's supermarket, cinema, numerous local shops and amenities and highly regarded schools for all age groups, including the "outstanding" Ofsted rated Bohunt Secondary School. The village is well placed for the road and rail commuter, with Liphook mainline station providing services on the Waterloo - Portsmouth line whilst the A3 provides excellent communications with Guildford, the M25 and London to the north and Petersfield and Portsmouth and the coast to the south. The surrounding area is noted for its natural beauty, much of which is either owned by the National Trust or the South Downs National Park. The village also boasts two golf courses and two health spas with many other amenities within a short drive.

Village Centre location  
Railway station - 0.5 mile  
A3 junction - 0.5 mile  
M25 - 25 miles  
Bohunt School - 0.25 mile  
Haslemere - 4 miles  
Petersfield - 9 Miles  
Guildford - 17 miles

# Childerstone Close, Liphook, GU30

Approximate Area = 2118 sq ft / 196.7 sq m (includes double garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1008472

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band G

## SERVICES

All mains services

26th February 2024 Custom Code : VL/EL Property Ref - 5167

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

From the centre of Liphook, proceed along the London Road where Childerstone Close will be found to the left. Proceed around the right hand bend, 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

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

