



**Mayfield, Limes Close, Liphook, Hampshire GU30 7SL**  
**Price Guide £775,000 Freehold**

CLARKE  GAMMON  
1919



MAYFIELD LIMES CLOSE  
LIPHOOK HAMPSHIRE GU30 7SL

Price Guide £775,000

Triple aspect living room with  
open fireplace

Adaptable layout

Three/four bedrooms

Large gardens

Scope to modernise &  
improve

Spacious garage with  
additional driveway parking

Sought-after village location

Lovely walks nearby

Two/three reception rooms

Chain free sale

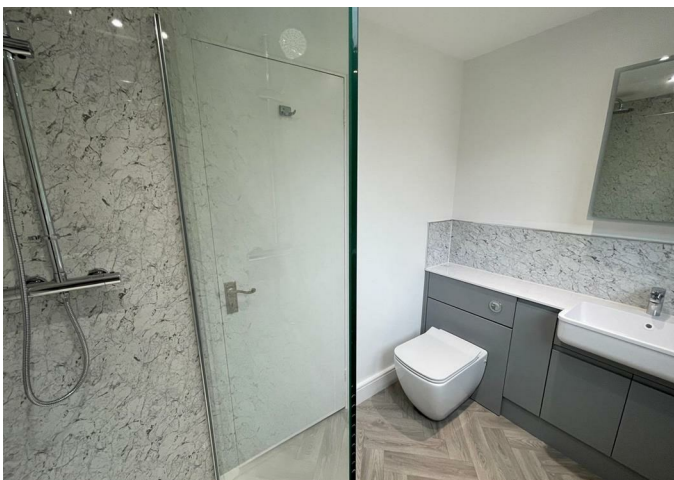
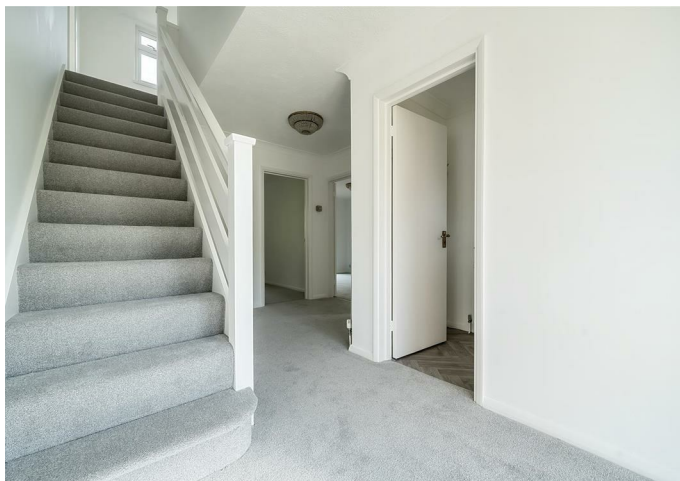


Family house in a sought-after cul-de-sac, close to the picturesque village centre.

#### THE PROPERTY

Offered for sale on a chain free basis, this appealing and spacious family house offers exciting scope to modernise, improve and extend subject to planning. The accommodation is clean and tidy throughout, although in need of updating and features a particularly impressive living room which is triple aspect with an open fireplace and sliding patio doors to the rear garden. The dining room, which again features patio doors to the garden is ideally located to open up to the kitchen, offering scope to provide an impressive kitchen/family room. The ground floor study can be utilised as a fourth bedroom. Upstairs, there are three good size bedrooms including a master bedroom with an en-suite bathroom in addition to the further family bathroom.





## THE GROUNDS

To the front of the property, there is a driveway leading to a large garage with up and over door, light and power and rear personal door to the rear garden. The gardens at the front are laid mostly to lawn with well-stocked borders, front wall and wrought-iron gates to the driveway. Side access leads to the rear which has a large, paved patio leading to an extensive area of lawn, again with well-stocked borders and offering a lovely outlook to the rear.

## SITUATION

Limes Close is a much sought-after cul-de-sac set close to the historic centre of Bramshott village. Bramshott lies just north of the A3 interchange and within one and a half miles of Liphook village centre and is renowned for its many attractive cottages and the historic St Marys Church with its Canadian war graves. Liphook itself provides an excellent range of facilities which include a large Sainsbury's supermarket, the Living Room Cinema, many independent shops, Lloyds bank and leisure and recreational facilities. There are many miles of good walks nearby, many of which are in National Trust owned land or The South Downs National Park. There is also a fine selection of restaurants and pubs. The mainline railway station at Liphook offers services to London and Portsmouth.

Liphook village centre – 1.1 mile

Liphook mainline station - 1.6 miles

A3 Junction – ½ a mile

Haslemere – 5.1 miles

Guildford – 18.1 miles

Portsmouth – 28.1 miles

M25 Junction at Wisley – 24.1 miles

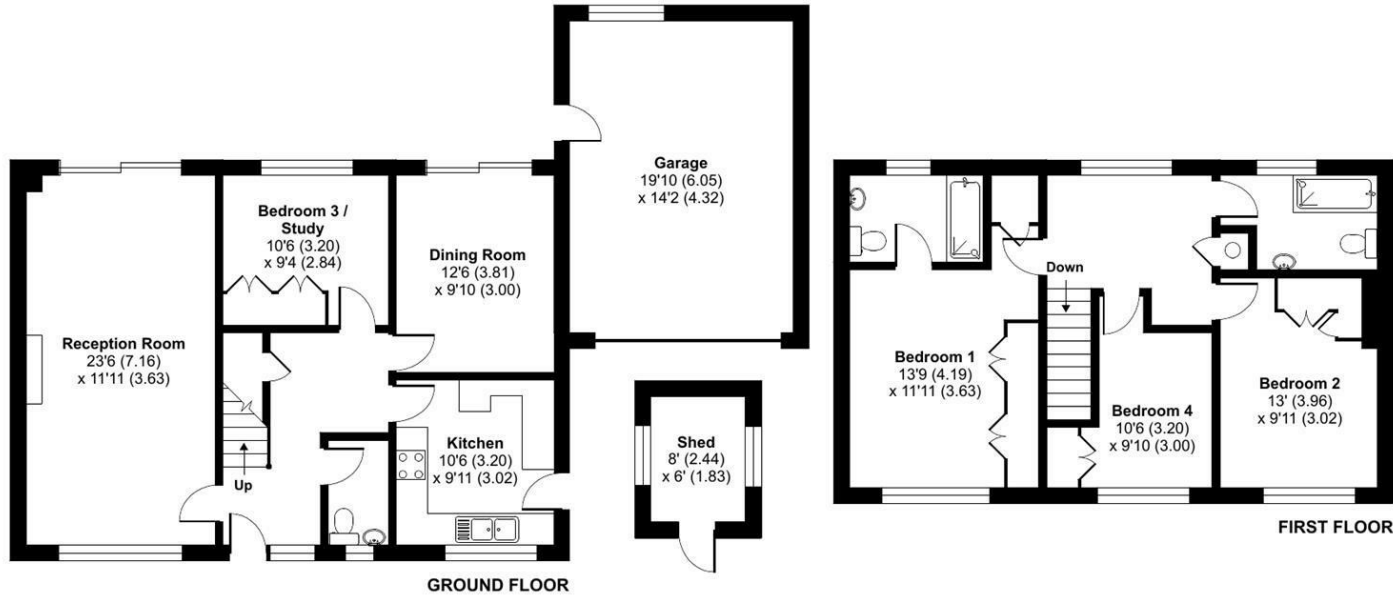
\*All distances are approximate.



# Limes Close, Bramshott, Liphook, GU30

Approximate Area = 1451 sq ft / 134.7 sq m  
 Garage = 280 sq ft / 26. sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 1779 sq ft / 165.2 sq m

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: 927744

## LOCAL AUTHORITY

East Hampshire District Council

## COUNCIL TAX

Band F

## SERVICES

All mains services

13th March 2024

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>	74	85
(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

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## DIRECTIONS

From the centre of Liphook take the London Road out of the village proceeding over the A3 and turning left into Church Road proceed past St Mary's church following the road as it bears round to the right where Limes Close will be found on the left-hand side. Once in Limes Close 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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LIPHOOK OFFICE  
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