



**17 Weylands Close, Liphook,  
Price Guide £400,000 Freehold**

CLARKE  GAMMON  
1919



17 WEYLANDS CLOSE  
LIPHOOK GU30 7QG

Price Guide £400,000

3 Bedrooms	Garage
Modern family bathroom	Driveway parking
EV charger point	Enclosed private rear garden
Modern Fitted kitchen/dining room	Walking distance to local schools
Living room overlooking rear garden	Chain free sale



**An well presented semi-detached house situated in a popular cul de sac within walking distance of local shops and schools.**

#### THE PROPERTY

Recently redecorated, a light and airy semi-detached house with attractive tile hung elevations. The hallway leads to a lovely kitchen/dining room that has an excellent range of worktops, cupboards and drawers, appliance spaces and extractor canopy. The lounge with fireplace extends across the rear of the property with access to the rear garden. Upstairs there are three bedrooms and a modern fitted bathroom. The accommodation is double glazed and has gas heating with a Worcester Boiler.





## THE GROUNDS

To the side of the property is a driveway providing ample parking, electric CAR CHARGING POINT and access to the GARAGE with light and power and door to rear garden. The gardens to the front offer lawn and pathway with screening hedges whilst to the rear there is a paved patio with level lawn, all enclosed by mature screening hedges.

## SITUATION

Weylands Close is a popular residential cul-de-sac about a one mile walk from the village centre, Bohunt School and mainline station. Much closer is the picturesque Radford Park which provides lovely woodland and riverside walks. Liphook itself provides an excellent range of shopping, recreational and educational facilities, which include The Living Room Cinema, Sainsbury's supermarket, traditional bakers, doctors, dentists and opticians and a good variety of pubs and restaurants. Liphook lies on the edge of the South Downs National Park and is surrounded by many miles of open countryside much of which is owned by the National Trust and provides beautiful walking country. There are a range of sports facilities in the village and the railway station and A3 both provide good commuter connections.

Grayshott - 2.5 Miles

Haslemere - 6.0 Miles

Liphook - 4.2 Miles

Guildford - 17.72 Miles

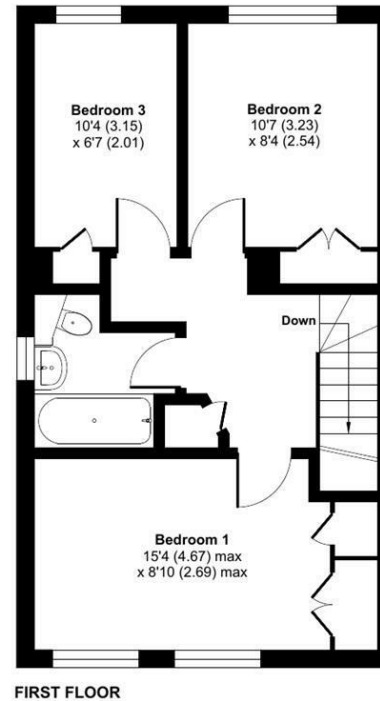
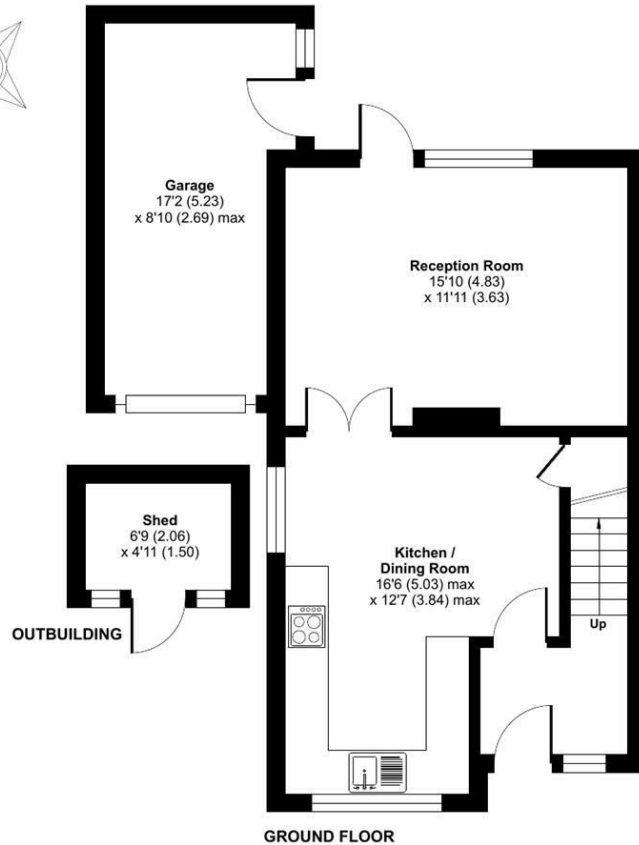
Farnham - 8.4 Miles

M25 (Wisley) - 25 Miles

## Weylands Close, GU30

Approximate Area = 902 sq ft / 83.7 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Outbuilding = 33 sq ft / 3 sq m  
 Total = 1072 sq ft / 99.6 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: 1042181

### LOCAL AUTHORITY

EHDC

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

20th January 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(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 our offices in the centre of Liphook proceed along the Headley Road B3004 for about half a mile and turn right in to Tunbridge Crescent, as the road divides bear right into Paddock Way and then left into Weylands Close.

### 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  
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LIPHOOK OFFICE  
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