



1 Arundel Close, Passfield, Liphook, Hampshire  
Price Guide £595,000 Freehold

CLARKE  GAMMON

**TANGLETREES 1 ARUNDEL CLOSE  
PASSFIELD, LIPHOOK HAMPSHIRE GU30 7RW**

**Price Guide £595,000**

Great opportunity to enlarge current structure	Some modernisation required, but excellent value for money
Potential plot/additional dwelling (stpp)	Spacious ground floor annexe
Plot of 0.22 acre incorporating lovely gardens	Close to National Trust common land and extensive walks
Full Fibre 150 Mbs Broadband	3 miles from central Liphook incl mainline station



**Set on a plot of close to a quarter of an acre, a detached home with self-contained annexe/office, offering potential for enlargement and improvement.**

#### **THE PROPERTY**

Situated in the popular semi-rural environment of Passfield, a rare opportunity to purchase a detached home which offer a self-contained annexe/office and is situated on a generous quarter acre plot. Whilst the property has been well maintained, it is now ready for modernisation and updating. The main house offers a spacious living room with a bright and sunny dining room, fitted kitchen with utility lobby and a downstairs cloakroom. To the first floor there are three good sized bedrooms, further separate cloakroom, and family bathroom. A covered link leads to the self-contained annexe/office which offers great flexibility for a number of uses and comprises two main areas and a cloakroom.



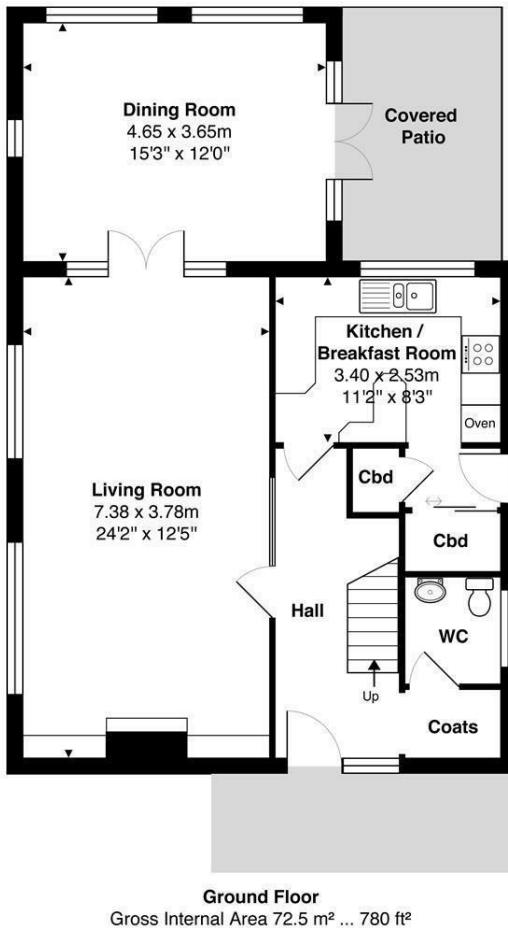
## SITUATION

Passfield is a lovely rural hamlet with an historic common and village shop which provides for day to day essentials and is within a short distance of the property. The whole area is surrounded by beautiful countryside, much of which is owned by The National Trust and provides a lovely network of footpaths and bridleways. Liphook village centre is just under 2.5 miles away, where there is a mainline station on the London Waterloo line, Sainsbury's supermarket and well-regarded schools including the Bohunt Academy. There are plenty of local sports facilities nearby, including two golf courses as well as health spas and numerous pubs and restaurants. The A3 can be accessed at Bramshott and provides good links to Guildford, London, and the M25 to the North, Portsmouth, the coast, and the FM27 to the south

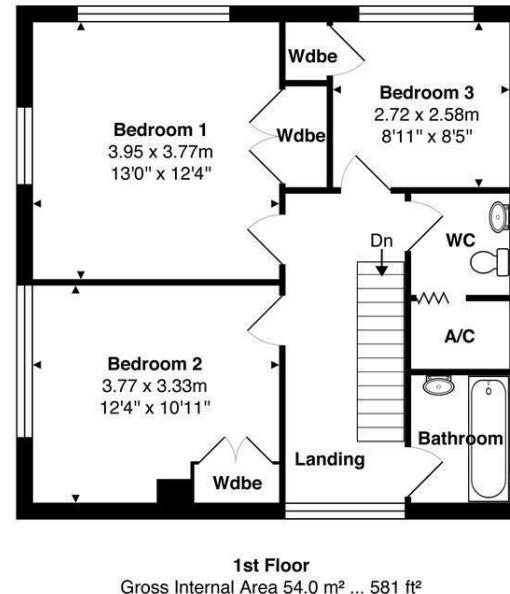
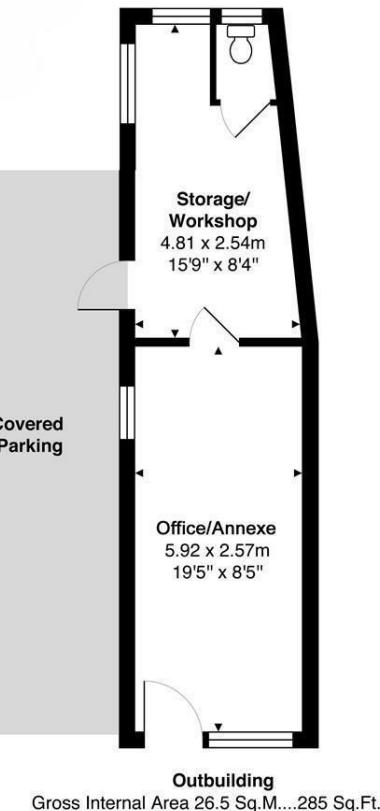
## THE GROUNDS

The plot extends to just under a quarter of an acre. The front offers driveway parking and access to the property. Lawns extend to the front, side and rear, providing a good level area of garden enclosed by well tended hedging providing a good side and rear, providing a good level area of garden enclosed by well tended hedging providing a good degree of privacy. There is a covered patio, well stocked borders, a timber shed with light and power.

Liphook 2.5 miles  
Liphook Mainline Station 2.8 miles  
Haslemere - 6 miles  
Farnham - 10 miles  
Petersfield - 11 miles  
Guildford - 19 miles  
Portsmouth - 30 miles Gatwick - 47 miles  
London Waterloo - 64 minutes



Total Approx. Gross Internal Area 126.5 m<sup>2</sup> ... 1362 ft<sup>2</sup> - Excluding Outbuilding and Covered Areas  
All measurements are approximate and for display purposes only. Not to scale.



**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

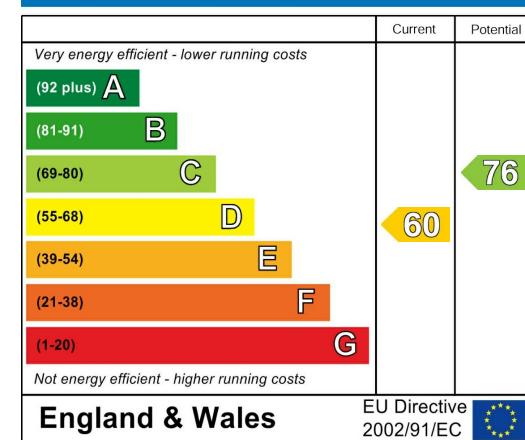
Band E

**SERVICES**

Mains water, electricity, private drainage  
gas central heating

15th December 2025

**Energy Efficiency Rating**



**CG LIPHOOK OFFICE**

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**DIRECTIONS**

From Liphook take the B3004 Headley Road to Passfield Common. Turn left opposite the village store and then left again onto Lynchborough Road. The property is a short way along on the left 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  
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AUCTION ROOMS  
T: 01483 223101

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