



**14 Tower Close, Liphook, GU30 7AS**  
**Price Guide £425,000 Freehold**

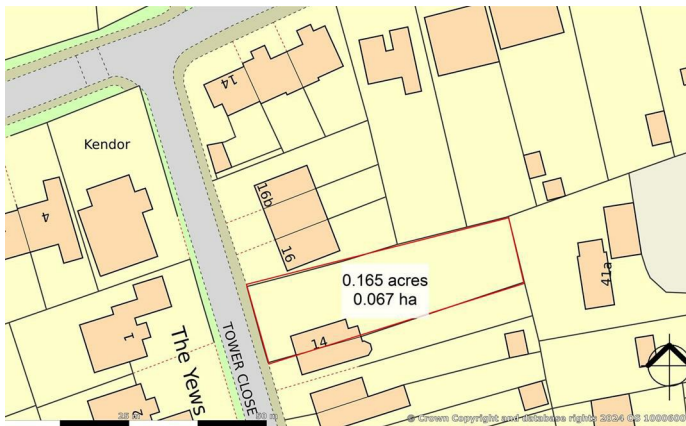
CLARKE  GAMMON



14 TOWER CLOSE  
LIPHOOK GU30 7AS

Price Guide £425,000

|   |                                   |
|---|-----------------------------------|
| Requiring modernisation and improvement | Kitchen                           |
| Potential to enlarge SSTP               | 2 Bedrooms                        |
| Possible adjoining building plot STPP   | Bathroom                          |
| Large mature and private gardens        | Spacious loft/tower room          |
| 2 Reception rooms                       | Range of garden outbuildings & wc |



**A multiple opportunity project  
with large gardens &  
development potential STPP**

#### THE PROPERTY

A wonderful opportunity to acquire a project with large gardens and development potential STPP. There are a number of possibilities which include a substantial enlargement of the existing property, retaining all of the large garden, or to modernise and adapt the existing house with the creation of an adjoining building plot for either, an additional terraced house, or a small, detached house, all with mature gardens.

The existing house has an entrance lobby, 2 ground floor reception rooms and a kitchen. There are 2 first floor bedrooms and a spacious bathroom. The loft hatch gives access to a tower & roof void which has undoubted potential.





## THE GROUNDS

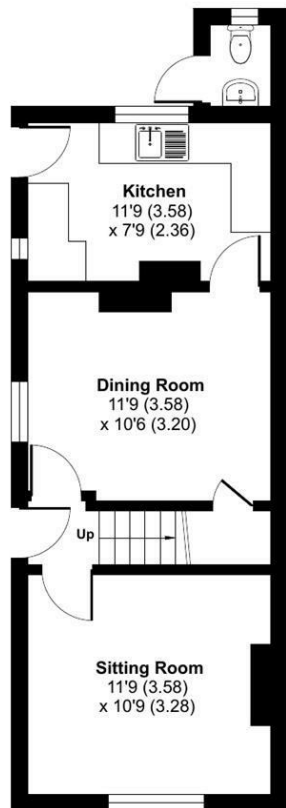
The gardens are an undoubted feature of the house, and the plot extends to 0.16 acre, with a width of 45ft and a depth of 160ft. The whole is mature, and well stocked. In recent months it has become unkept and will need management and reclaiming in the coming weeks. There are lawned areas, well stacked flower borders, mature trees and shrubs. The whole enjoys a high degree of privacy. Off street parking would need to be created and planning permission obtained.

## SITUATION

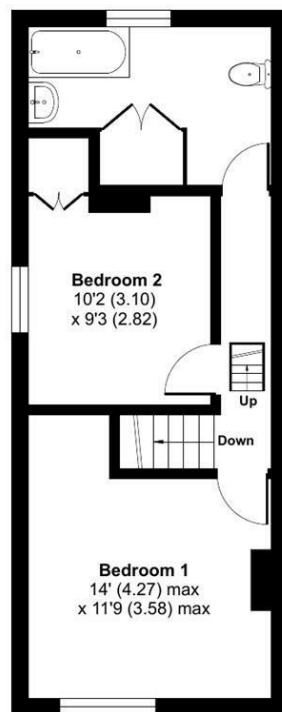
The property occupies an established position, tucked away in a small cul-de-sac, and is a short walk of the popular Co-op supermarket on the Headley Road. Liphook as a whole has a variety of shops, restaurants, cafes and public houses and a large Sainsburys supermarket. The mainline station offers fast and frequent trains to London Waterloo in just over the hour. The area as a whole is surrounded by beautiful countryside, much of which is National Trust, where walking, cycling and riding can be enjoyed. There is easy access onto the A3 to London and the South coast. There are excellent sporting facilities, and an extensive choice of schooling, the property is within walking distance of both the junior school, and Bohunt academy with its sixth form college.

Guildford - 17.5 miles  
Haslemere - 4.8 miles  
Petersfield - 11.1 miles  
Liphook St. - 0.9 miles  
Portsmouth - 28.0 miles  
London Heathrow - 39.0 miles  
London Gatwick - 49.7 miles

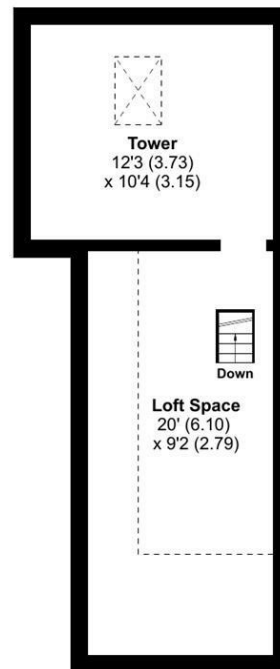
All distances are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Tower Close, Liphook, GU30

Approximate Area = 1027 sq ft / 95.4 sq m

Limited Use Area = 85 sq ft / 7.8 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1237 sq ft / 114.8 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity and mains drainage

27th January 2025



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1149051

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>41</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, leave the village via Headley Road, look to turn right into Tower Road, just pass the Co-op Supermarket. Turn 1st right into Tower Close, and number 14 will be found 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

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