

SOLD



5 Weylands Close, Liphook, Hampshire
Price Guide £425,000 Freehold

CLARKE  GAMMON
1919

5 WEYLANDS CLOSE
LIPHOOK HAMPSHIRE GU30 7QG

Price Guide £425,000

| | |
|-----------------------------|----------------------------------|
| Three bedrooms | Living room |
| Family bathroom | Separate dining room |
| Walking distance to schools | Well appointed kitchen |
| Enclosed rear garden | Off street parking |
| Cul de sac location | Beautifully presented throughout |



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

THE PROPERTY

Set in a residential location this three bedroom semi-detached home has family accommodation offering side entrance that leads to the reception hall which has tiling to the floor and offers large under stairs cupboard. The living room has engineered oak flooring with a fireplace with stove, timber surround and mantle; there is a large double glazed picture window to the front. The dining room has sliding patio doors that open out to the rear garden and opens through to the kitchen which was converted from the garage in 2014 and is fitted with attractive contemporary units with an excellent range of worktops, cupboards and drawers including a space for a range style cooker, appliance spaces and like the dining room has tiled flooring, there is also a ground floor cloakroom. Upstairs the three bedrooms are all double glazed with fitted cupboards and the family bathroom is fitted with a modern white suite with tiled walls.



THE GROUNDS

To the front the garden has been block paved to provide parking for two cars. To the rear the garden has been recently landscaped and has a paved sun terrace leading to a level area of lawn with well stocked borders, rear screening shrubs and fencing to each side.

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.

Liphook Centre – under 1 mile

Infant/Junior Schools – under 0.5 of a mile

Bohunt School – 0.8 of a mile

Liphook Railway Station – 1.2 miles

Haslemere – 4 miles

Petersfield – 10 miles

Guildford – 15 miles

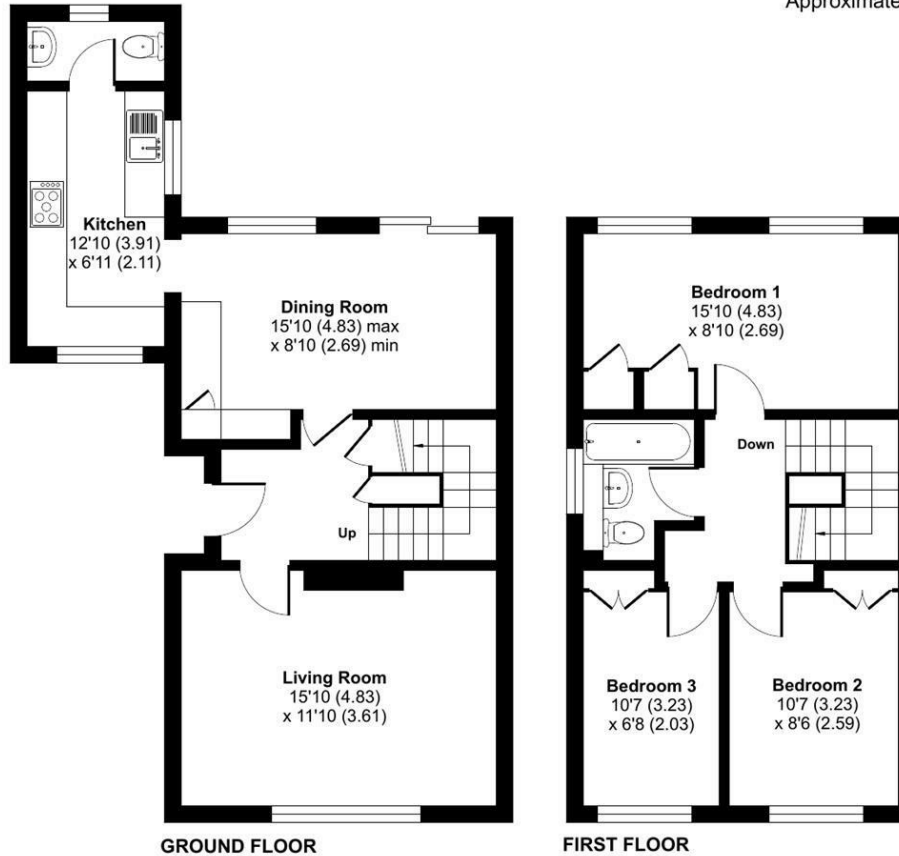
M25 Wisley – 25 miles



Weylands Close, Liphook, GU30

Approximate Area = 1015 sq ft / 94.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 985718

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

All mains services

Gas central heating

9th July 2024

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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