



**Hawkshaw Close, Liphook,
Hampshire GU30 7DF Freehold**

CLARKE  GAMMON

1 HAWKSHAW CLOSE LIPHOOK GU30 7DF

Chain Free

2 Double Bedrooms

Sunroom/Conservatory

Larger than usual Garage
and Driveway

Detached Bungalow

Large Lounge/Dining room

Bathroom and additional w/c

Front and Rear Gardens



**An appealing detached
bungalow within walking
distance of Liphook village
centre.**

THE PROPERTY

Tucked away in a cul-de-sac location close to Liphook centre is this two-bedroom detached bungalow. The bungalow is approached via a driveway providing off street parking which in turn leads to a large, attached garage with an up and over, and garden door.

Internally, a central entrance hall with separate cloakroom offers individual access to all of the original rooms. The sitting/dining room measures to an impressive overall size. The room comes with a fireplace and a particularly large window which offers a lovely outlook to your rear garden. The room lends itself to offer a dedicated dining space in the area which opens out to the conservatory. The conservatory also provides views over and access to the enclosed rear garden.



THE GROUNDS

The rear garden can be reached via the conservatory. It is enclosed and mainly laid to lawn with a selection of mature shrubs and tall hedged boundaries. There is further access the side of the property which offers a separate gated access. The front garden is laid to a level lawn.

SITUATION

The property is very well positioned and is within walking distance of the local schools in Liphook as well as the village amenities which include a Co-op, Post Office, Sainsbury's and a wide range of local, independent shops. There's a choice of coffee shops, the Living Room Cinema, Doctors surgeries and pharmacies. Further adding to Liphook's appeal and similarly within walking distance is a mainline railway station on the Portsmouth and London Waterloo. There is also easy access to the A3.

Liphook railway station - 0.5 miles

Liphook Village Centre - 0.6 miles

A3 Junction - 1.2 miles

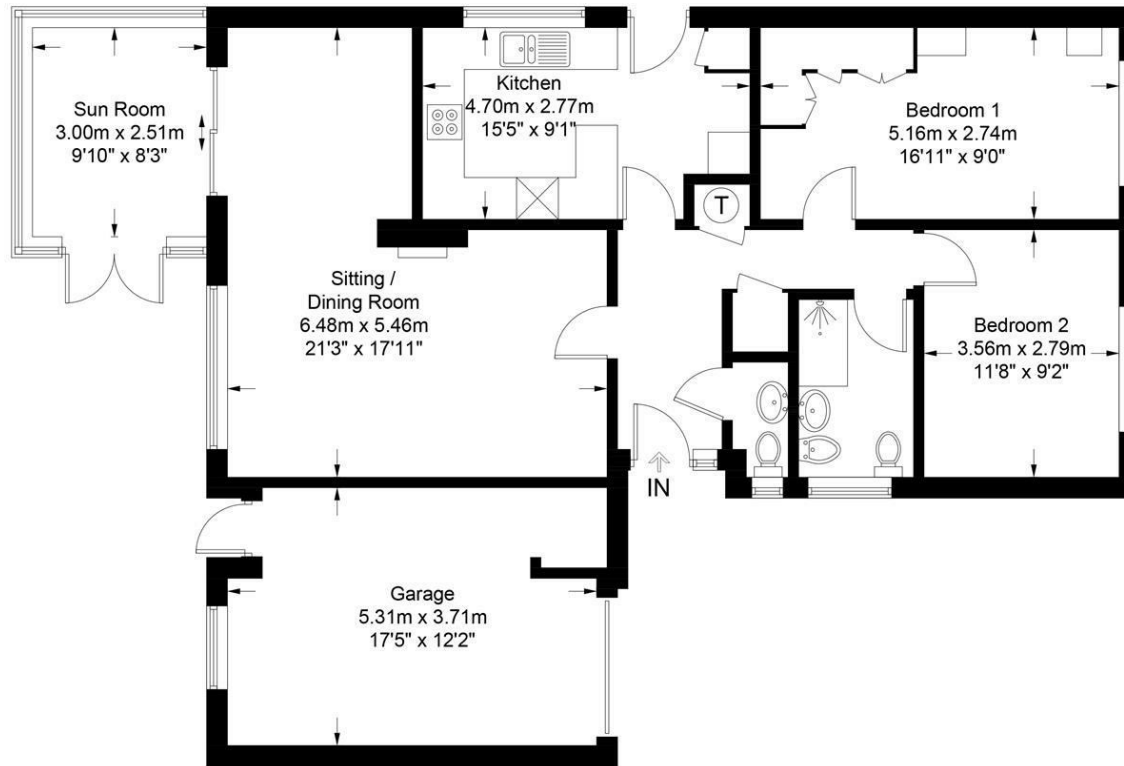
Haslemere - 4.0 miles

Guildford - 18 miles

London Heathrow - 38 miles

1, Hawkshaw Close, GU30 7DF

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 109.8 sq m / 1182 sq ft



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1156399)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

2nd May 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 Liphook office take Haslemere Road. Continue for 0.6 mile, until you reach the sixth turning on the left. Turn into Hawkshaw Close, where our bungalow is first on the left.

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
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

