



**Greenfield Close, Liphook,
Hampshire. Freehold**

CLARKE  GAMMON

11 GREENFIELD CLOSE LIPHOOK GU30 7QF

Attractive individual themes
through the house

Living room with fireplace

Driveway parking for several
vehicles

Walking distance to station
and schools

A very pleasant
kitchen/dining room

Southerly aspect facing
garden

Garage

Also close to Bramshott
village and Radford Park



A modernised and individual three-bedroom semi-detached family home

THE PROPERTY

Ground floor accommodation at this home comprises a kitchen to the front, with attractive cabinets, varnished worksurfaces, fashionable tiles, and a ceramic sink. To the side of the kitchen is the dining area. To the rear of the property, you will find the lovely, bright, and open plan living/dining room. With its southerly orientation and full-length French doors, this room is illuminated by sun throughout the day. The ground floor accommodation is completed by an under-stairs store cupboard.

Once upstairs, a hallway gives access to three bedrooms. To the front, the principal bedroom is a good-sized double which benefits from fitted wardrobes. Bedroom two could also comfortably house a double bed, although the present owner uses this room a home office.



THE GROUNDS

Outside, leading from the dining rooms French doors, you will find a raised patio area. Stepping down from this, the rest of the garden is laid to lawn and is beautifully enclosed by the treeline to the rear. The garden has a vibrancy of mixed colours at this time of the year and a wonderful nature area towards the rear, which includes a garden pond. Approaching the property, an area of shingle driveway as well as paving stoned driveway offers room for several vehicles. The garage has both an up and over front door and a rear pedestrian door, as well as light and power supply.

SITUATION

Greenfiled Close is a popular residential cul-de-sac which is under one mile 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.

BOHUNT SCHOOL | 0.7 MILES

GUILDFORD | 17 MILES

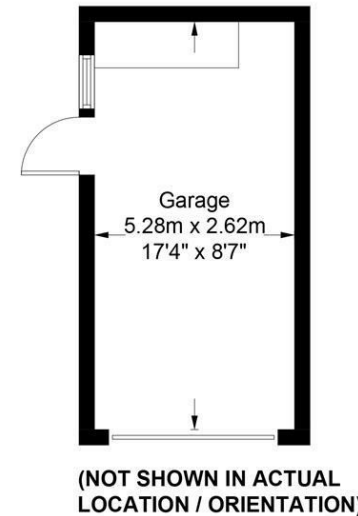
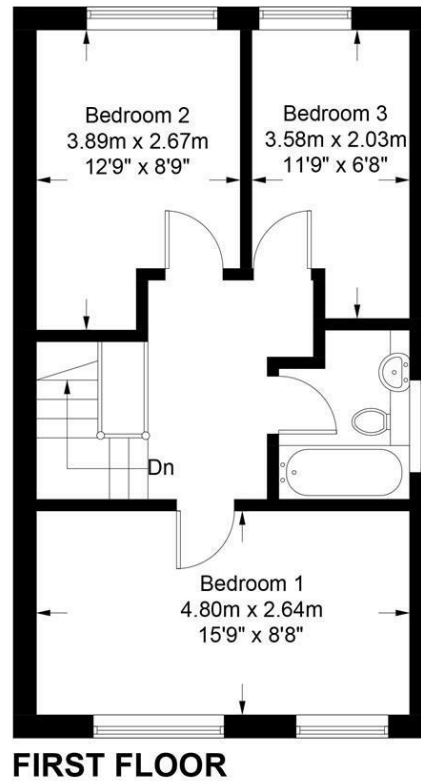
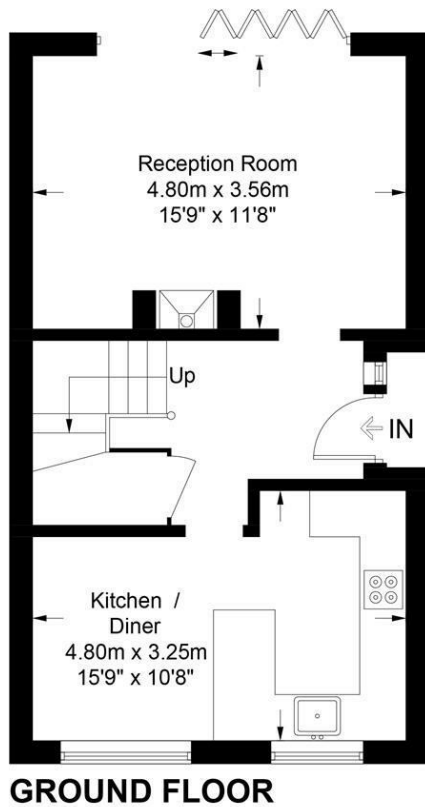
LONDON WATERLOO | around 60 MINUTES BY TRAIN

GODALMING | 12 MILES

LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 MILES

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 99.6 sq m / 1071 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1216493)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

17th July 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

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

