



4 Chalcraft Close, Liphook,  
Hampshire, GU30 7PW

CLARKE  GAMMON  
1919

**4 CHALCRAFT CLOSE  
LIPHOOK HAMPSHIRE GU30 7PW**

**Freehold**

3 Bedroom House.

Popular cul de sac.

Fitted Kitchen.

Bright and light Bathroom.

Garage in block.

No onwards chain.

Living Room opening to  
Gardens.

Close to highly regarded  
schools.

Mature and secluded  
Gardens.



**An attractive terraced home set within a sought-after development in Liphook village, ideally positioned just a few minutes' walk from well-regarded local schools and within easy reach of the village centre.**

**THE PROPERTY**

Built in the early 1980s by the well-regarded developer Higgs & Hill, the property forms part of a popular residential area on the edge of the village. The accommodation offers great potential for updating and personalisation.

To the front of the house, there is convenient external storage by the entrance. Inside, the hallway leads through to a spacious lounge/dining room, which opens onto a sun terrace and the attractive rear garden. The kitchen, located at the front, features a distinctive oriel window and would benefit from modernisation.

Upstairs, there are three bedrooms, two of which include built-in wardrobes, along with a family bathroom that also offers scope for updating.



## THE GROUNDS

The front garden is open plan. The rear garden is a particular highlight, featuring a full-width sun terrace, a neatly maintained lawn, and well-stocked flower borders with a variety of shrubs and plants. A rear gate leads to a single garage located in a nearby block. There is also ample parking available at the front of the property.

## SITUATION

The home is situated approximately half a mile from Liphook village centre and even closer to the highly regarded Liphook Infant, Junior, and Bohunt schools. The village offers a range of amenities including local shops, a mainline railway station, a Sainsbury's supermarket, doctors' surgeries, a dentist, and opticians. There is also a selection of pubs, restaurants, and takeaways, as well as a recently opened cinema. For leisure, the area boasts two golf courses, health spas, and extensive countryside walks, much of which is managed by the National Trust or lies within the South Downs National Park.

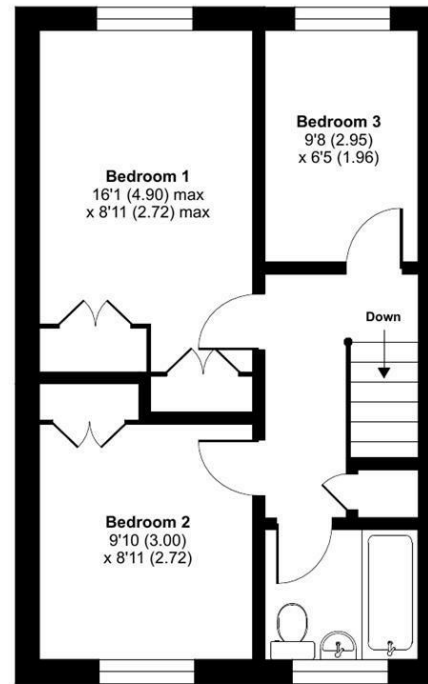
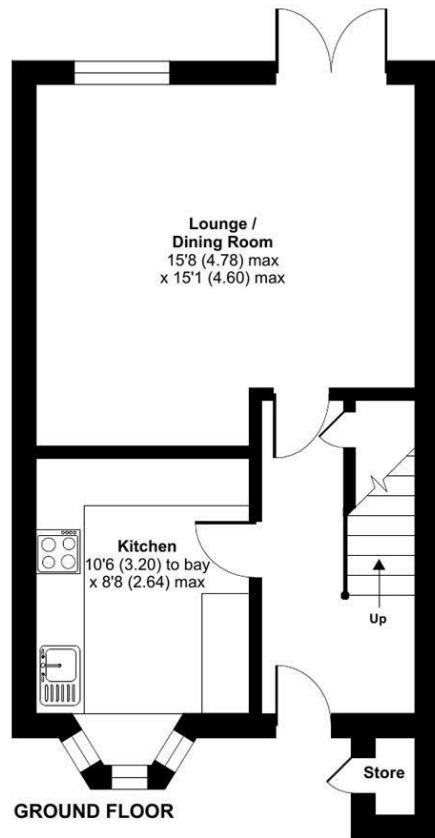
A3 junction - 1 mile  
Village centre - 0.5 mile  
Liphook Station - 1 mile  
Haslemere - 4.5 miles  
Guildford - 14 miles  
London Waterloo - 65 mins by train  
Portsmouth Harbour - 28 miles  
Heathrow Airport - 43 miles  
Gatwick Airport - 40 miles



## Chalcraft Close, Liphook, GU30

Approximate Area = 830 sq ft / 77.1 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2025. Produced for Clarke Gammon. REF: 1305217

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX

Band D

### SERVICES

All man services

16th April 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>87</b>
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### DIRECTIONS

From our office in the centre of Liphook village leave by Longmoor Road and after passing Bohunt School on your left look to turn right into The Avenue. After a short distance turn left into Yeomens Lane and then left again into Chalcraft close, where number four will be found on the left. Access to the garaging is off Yeomans Lane.

### 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

