



**2 Willow Close, Liphook, Hampshire, GU30 7HX.  
Price Guide £825,000 Freehold**

2 WILLOW CLOSE, LIPHOOK, HAMPSHIRE, HAMPSHIRE, GU30 7HX.

## Price Guide £825,000 Freehold

An opportunity to secure a rarely available family house tucked away in a small cul-de-sac on the highly demanded development 'The Berg'

The house has been beautifully maintained by the current owner. It's been adapted and enlarged to offer flexible accommodation. The hall gives access to a cloakroom and also direct access to the integral double garage which has a dedicated utility area. The original L shaped living room/dining room has been adapted to a living room and family area beyond which is the large conservatory. Off the living room is the study. The kitchen breakfast room is a good size & well equipped and has space for breakfast table, beyond is the separate dining room. On the first floor, there is an impressive master bedroom suite with fitted wardrobe cupboards and matching dressing table. There is an opening to the ensuite shower room which has been re-equipped and there is also a dressing area. There are three further double bedrooms all of which have built in wardrobes two overlooked the rear garden the other overlooks the front cul-de-sac, there is also a family bathroom.

Externally there is car parking to the front of the property. The front garden is open plan. The rear garden is an undoubted feature and it's been well designed and maintained. There are two patio areas separated by the conservatory beyond which are raised flower borders and cultivated lawn additional well maintained flower boarders. There is also a substantial garden shed.

- **Highly sought after residential development**
- **Small cul de sac location**
- **Living room/family room/study**
- **Kitchen/breakfast room and seperate dining room**
- **3 further double bedrooms & family bathroom**
- **Spacious & established detached family house**
- **Large porch, hall & cloakroom**
- **Conservatory and large double garage with utility area**
- **Master bedroom with en suite & dressing area**
- **Highly maintained and presentable garden**

### **CG LIPHOOK**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

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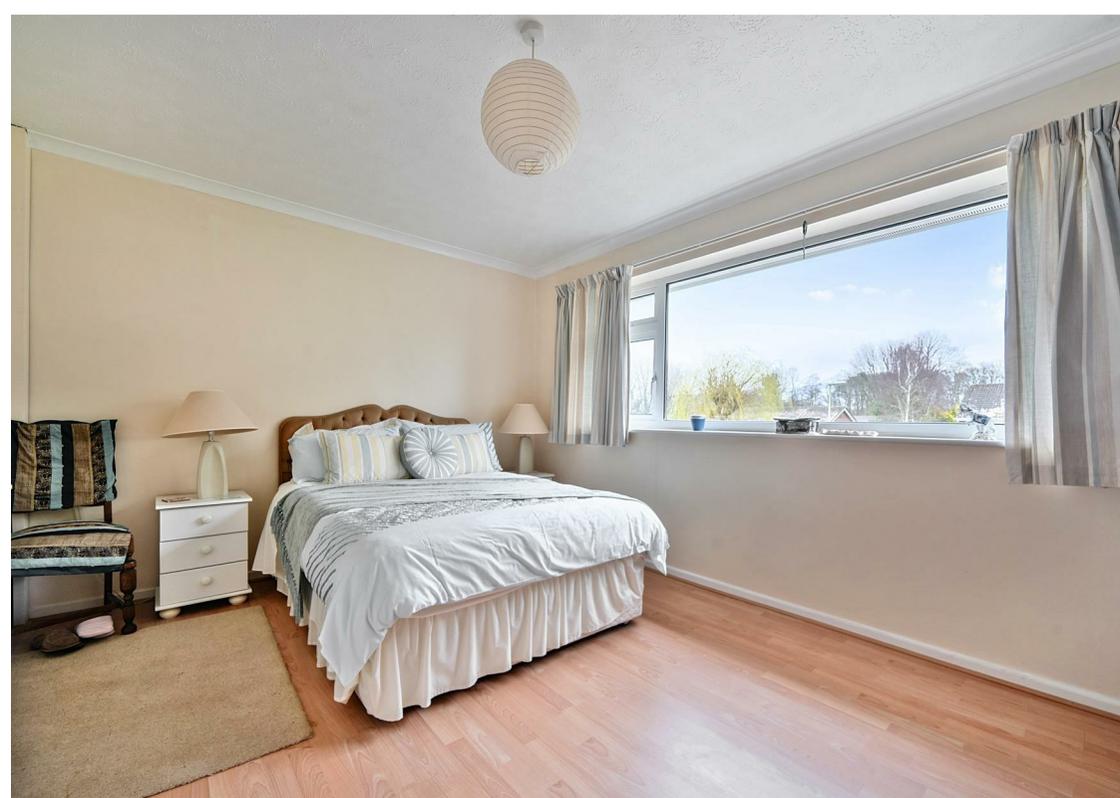
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**Local Authority:** East Hants D.C.

**Services:** All main services









## SITUATION

The property is situated in a prime location within the highly-regarded Berg development. Formally the grounds and arboretum of Chiltley Place, the development was built during the 1960's and contains large mature detached properties all of individual character and highly distinctive architecture. The properties are all set back from the roadside with open plan front gardens and the estate is well supplied with specimen trees, both evergreen and deciduous, together with wide grass verges and attractive areas of well laid out soft landscaping.

Liphook mainline station lies within walking distance and provides commuter services to London Waterloo on the Portsmouth line. Liphook itself provides a wide range of recreational leisure and educational facilities including a Sainsbury's store, the award winning Bohunt Academy, Churcher's, college and Highfield. The surrounding area is noted for its outstanding countryside and abundance of walking, cycling and horse riding.



## DIRECTIONS

from our office in the centre of liphook proceed along the midhurst road in the direction of the station, proceed over the railway bridge and look to turn left into chitley way. at the t junction turn left and continue to the top of the hill, once you've entered willow gardens look to turn left into willow close where number two is the second property on the left.

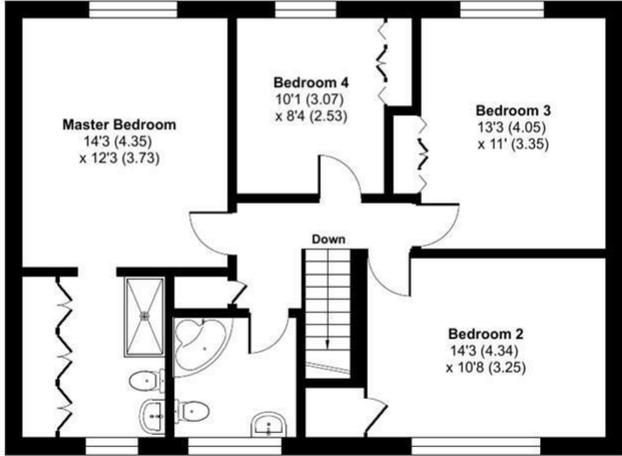
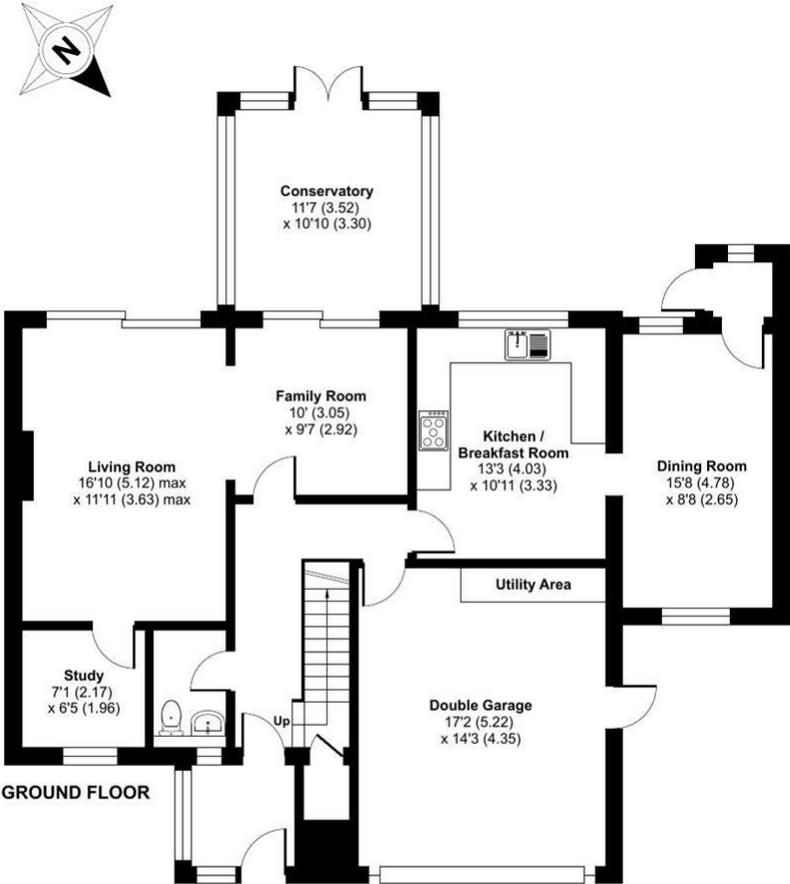
Railway station 0.3 miles  
 Village centre 0.5 miles  
 A3 junction 1.5 miles  
 Haslemere 4.0 miles  
 Petersfield 10 miles  
 Guildford 19 miles  
 Portsmouth 29 miles  
 Gatwick 45 miles  
 Heathrow 40 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# Willow Close, Liphook, GU30

Approximate Area = 1823 sq ft / 169.3 sq m  
 Garage = 244 sq ft / 22.6 sq m  
 Total = 2067 sq ft / 191.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1425648

**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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