



**7, Candleford Gate, Liphook, Hampshire GU30 7DP.
Price Guide £199,950 Freehold.**

CLARKE  GAMMON

7 CANDLEFORD GATE
LIPHOOK HAMPSHIRE GU30 7DP

Price Guide £199,950

Tucked away close to centre	Desirable development for 60+
Excellent presented house	Hall & cloakroom
Living room with access to rear garden	Kitchen
2 bedrooms	Shower room
Private patio with garden beyond	Communal gardens & car parking



The house is mid terrace and occupies an established position in a small desirable development for owners over 60, which is tucked away yet within easy access of the village Centre.

THE PROPERTY

The house is tastefully presented and in excellent condition, the entrance porch gives access to the hallway which leads to the cloakroom, which has space and plumbing for a washing machine. There's a pair of double doors off the hall into the kitchen which is well equipped with base and wall unit and electrical appliances. At the end of the Hall is the living room with a feature fireplace and patio doors which gives access to the rear Terrace and Garden beyond, which is private.

On the first floor two double bedrooms both built in wardrobes and there is a shower room.



OUTSIDE

The development as a whole offers ample parking and well-maintained communal gardens.

The house has its own rear patio, beyond which is a communal garden area which is not overlooked and will also create pedestrian access to the rear of the property from the car park.

SITUATION

The property is set in this tucked away cul-de-sac just half a mile from the village square. The village itself boasts a good selection of amenities that cater for most day to day needs, including a Sainsbury's superstore, allied pharmacy, doctor's surgeries and a range of local independent stores. Liphook station provides services on the London Waterloo to Portsmouth line, whilst the A3 can be accessed at the nearby Bramshott junction. The surrounding area is noted for its natural beauty boasting many miles of footpaths, much of which is either in the South Downs National Park or owned by the National Trust. There is easy access to the A3 and the local Co-op with post office is a short level walk away.

Liphook centre – ½ a mile

Liphook Railway Station - 1 mile

Short walk to the Co-Op with post office

Haslemere - 5 miles

Petersfield - 9 miles

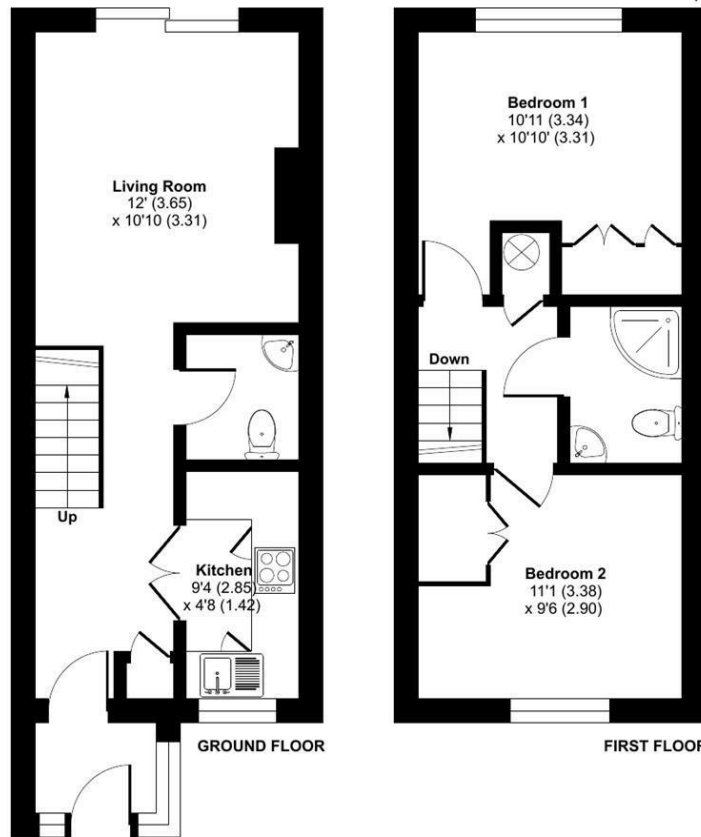
Guildford - 18 miles

*All distances are approximate

Candleford Gate, Tower Close, Liphook, GU30

Approximate Area = 620 sq ft / 57.5 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). © n°cheom 2026. Produced for Clarke Gammon. REF: 1450287

LOCAL AUTHORITY EHDC

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating
Monthly Maintenance: £247.19

26th May 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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 square proceed along the Headley Road and just after passing the Co-op turn right into Tower Road, Turn first right into Tower Close. Candleford gate is at the end on the road. 7 is part of the first terrace on the right, and the front door is on the far side.

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

