



**16a Tower Close, Liphook,
Price Guide £450,000**

CLARKE  GAMMON

16A TOWER CLOSE
LIPHOOK GU30 7AS

Price Guide £450,000

Ready for occupation	Underfloor heating
Three bedrooms	Downstairs cloakroom
En-suite shower room	Family bathroom
Living room	Off road parking
Open plan kitchen/family room	Easily maintained garden



A brand new, energy efficient house close to Liphook Village Centre

THE PROPERTY

RECENTLY COMPLETED, a brand new 3 bedroom mid terrace house being one of three new homes close to Liphook village centre and walking distance of schools and mainline railway station. The accommodation is bright and airy and features a stunning open plan fitted kitchen/family room with integrated appliances and bifold doors opening out to the enclosed rear garden. There is a separate living room with front bay window and a ground floor cloakroom whilst upstairs, there is a spacious master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom.



THE GROUNDS

At the front, there is block paving to provide off road parking whilst at the rear, there is a paved patio with artificial laid lawn, all enclosed by timber panel fencing.



SITUATION

The property is set in this tucked away cul-de-sac just half a mile from the village square. The village boasts a good selection of shopping, leisure and educational amenities that cater for most day to day needs including a Sainsbury's superstore, pharmacy, doctor's surgeries and a range of local independent stores. There are numerous pubs, restaurants and coffee shops as well as the recently opened Living Room Cinema. The award winning Bohunt School and sixth form, along with Liphook Infants and Junior Schools are all within walking distance of the property. 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.

Railway Station (Waterloo 65 minutes) - 1 Mile

The Square - 1/2 Mile

Bohunt School - Under 1 Mile

Haslemere - 5 Miles

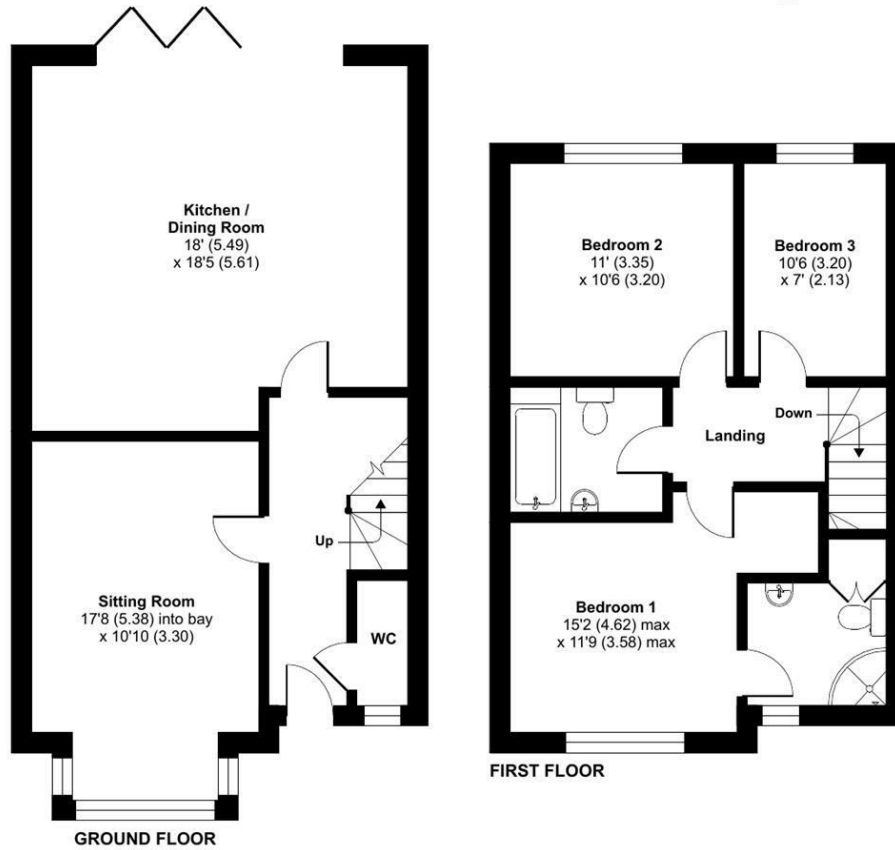
Guildford - 18 Miles

The South Coast - 25 Miles

Plot 2, Tower Close, Liphook, GU30

Approximate Area = 1130 sq ft / 104.9 sq m

For identification only - Not to scale



LOCAL AUTHORITY

EHDC

Council Tax

To Be Advised

SERVICES

Mains water, electricity, mains drainage
gas central heating



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 954021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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 offices in Liphook proceed away from The Square along the Headley Road. Just past the Co-op turn right into Tower Road and then right again into Tower Close where the property will be found 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
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

