



1 Chappell Close, Liphook, Hampshire, GU30 7BL
Price Guide £675,000 Freehold

**1 CHAPPELL CLOSE
LIPHOOK GU30 7BL**

Price Guide £675,000

Short and easy access to village centre

Flexible accommodation

Hall and ground floor shower room

Double aspect living room

Kitchen / Breakfast room / Utility

2/3 Ground floor bedrooms

Dining room / Bedroom 3

1st Floor principal bedroom suite (3/4 in all)

Excellent parking and garage

Beautifully walled and maintained gardens and outbuildings



A detached bungalow of quality with flexible accommodation, beautifully maintained gardens occupying an established and desirable location a short distance from the village centre.

THE PROPERTY

The bungalow is entering the market for the first time since it was built in the 60's by the current owners, who have lovingly adapted and maintained the property. The accommodation is extremely flexible and offers an entrance hall, which leads to the ground floor shower room. The front of the bungalow there is a double aspect living room with open fireplace. There is a sizeable kitchen/breakfast room with oak units, a larder, and a space for breakfast/ dining table. Beyond the kitchen there is a utility room which offers access to both the front and back gardens. There are 3 bedrooms on the ground floor. One of which is currently being used as the dining room. The loft was converted a number of years ago and offers a sizeable master bedroom suite with a large bedroom, a bathroom, and an area suitable for a dressing room. The property requires certain modernisation which would complement the quality of the gardens and outbuildings.



THE GROUNDS

The grounds are an undoubted feature of the bungalow, to the front the driveway provides parking for 4/5 cars and leads to the garage and side access. There is a well tended level lawn, established and raised flower borders, the whole is surrounded is by stone walling and cultivated hedging. The rear garden is lawn with matching stone wall boundaries and cultivated beech hedging. There is an extensive sun terrace, raised flower beds and and brick outbuilding offering adaptable space for a home office or summerhouse.

SITUATION

The bungalow is set in a convenient and desirable location approximately 1/4 mile from the village centre of Liphook, with it's excellent facilities. the mainline station offer fast and frequent trains to Waterloo in just over the hour. It also gives easy access to the south coast. the A3 is easily accessible leading to Portsmouth , London Heathrow and Gatwick airports.

The area as a whole is surrounded by beautiful countryside, much of which is national trust and common land, including Iron Hill, Wheatsheaf Common and Chappell Common. There are a variety of highly regarded public houses and restaurants and the recently opened Living Room Cinema.

There are excellent sporting facilities available with high quality golf clubs at Old Thorns, Liphook, Hindhead and Blackmoor.

Liphook Station 1.1 mile

Liphook Village 0.25 mile

Haslemere 4 miles

Petersfield 11 miles

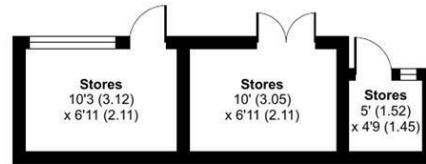
Guildford 18 miles

Portsmouth 29 miles

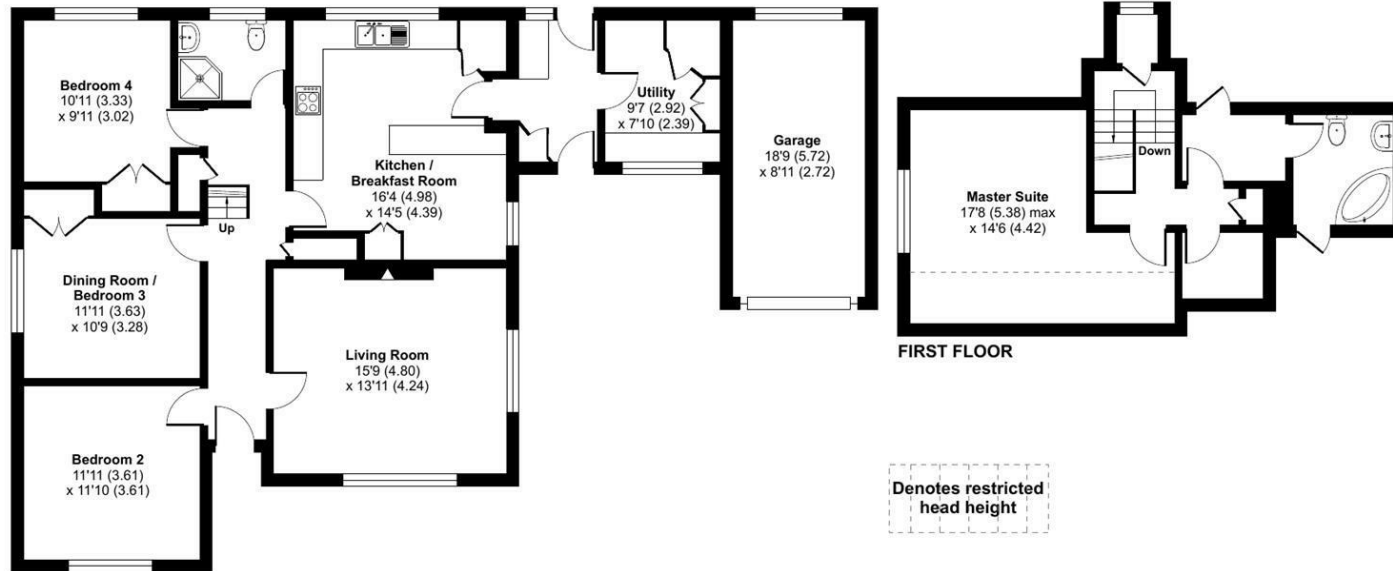
Chappell Close, Liphook, GU30

Approximate Area = 1576 sq ft / 146.4 sq m
 Limited Use Area(s) = 63 sq ft / 5.8 sq m
 Garage = 170 sq ft / 15.7 sq m
 Outbuilding = 166 sq ft / 15.4 sq m
 Total = 1975 sq ft / 183.3 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR

Denotes restricted head height

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Clarke Gammon. REF: 1095060

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

18th March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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 the centre of liphook village, leave on the Haslemere Road and after ¼ mile look to turn right into Chappell Close where number 1 will be found on the left hand 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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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