



14 Childerstone Close, Liphook, GU30 7XE
Price Guide £975,000 Freehold

14, CHILDERSTONE CLOSE LIPHOOK GU30 7XE

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A substantial family house of quality, tucked away in a highly desirable cul-de-sac location in the centre of Liphook

The property was constructed in 1998 by Twigden Homes and has been maintained to a high standard ever since. There is a spacious reception hall, off which is a walk in downstairs storage cupboard and a good size cloakroom. The principle reception rooms all inter-link with the sitting room with an open fireplace, and double doors into the dining room, there are also double doors leading into the conservatory. At the front of the property there is a large study and off the kitchen/breakfast room, which is also a good size, there is a small family room. Lastly on the ground floor there is a utility room giving direct access into the double garage. On the 1st floor there is a spacious landing. The master bedroom suite has an ensuite, shower/wet room, and a range of built in wardrobe cupboards. There are 4 further bedrooms, the majority of which have either built in or fitted wardrobes, and there is a family bathroom.

Externally, there is a driveway which provides parking for 2 cars and leads to the double garage which has 2 up and over doors, both of which are electric. There is a personal connection door to the outside garden and the utility room. The gardens are an undoubted feature and have been beautifully maintained. the front garden is open plan and enjoys views over a communal grass area. the rear garden is of good size and to the side of the property there is a substantial sun terrace, beyond which is a sculptured lawn surrounded by well stocked and colourful flower borders. the whole enjoys a high degree of privacy.

- A desirable cul-de-sac location
- Spacious hall and cloakroom
- Sitting room with open fireplace
- Dining room, Study & family room
- Large conservatory
- Kitchen breakfast room & utility
- Master bedroom & en suite
- 4 Further bedrooms and family bathroom
- Double garage & parking
- Beautiful private gardens

CG LIPHOOK

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Local Authority: East Hampshire District Council Tax Band G
Services: All Mains services









SITUATION

The property occupies an established and enviable location in the heart of Liphook village which enables all facilities and amenities to be within walking distance. The centre of the village offers a variety of shopping facilities , cafes, restaurants, and highly rated public houses. also within easy access is the mainline station which offers fast and frequent trains to London Waterloo in just over the hour. The area as a whole is surrounded by beautiful countryside, much of which is National Trust where walking and riding can be enjoyed. Also within walking distance for families, are the highly rated infant, and junior schools and Bohunt Academy.




DIRECTIONS

From our office in the centre of Liphook, proceed along the London Road where Childerstone Close will be found on the left hand side. Continue into the close where number 14 will be found ultimately on the right hand side.

21st May 2024

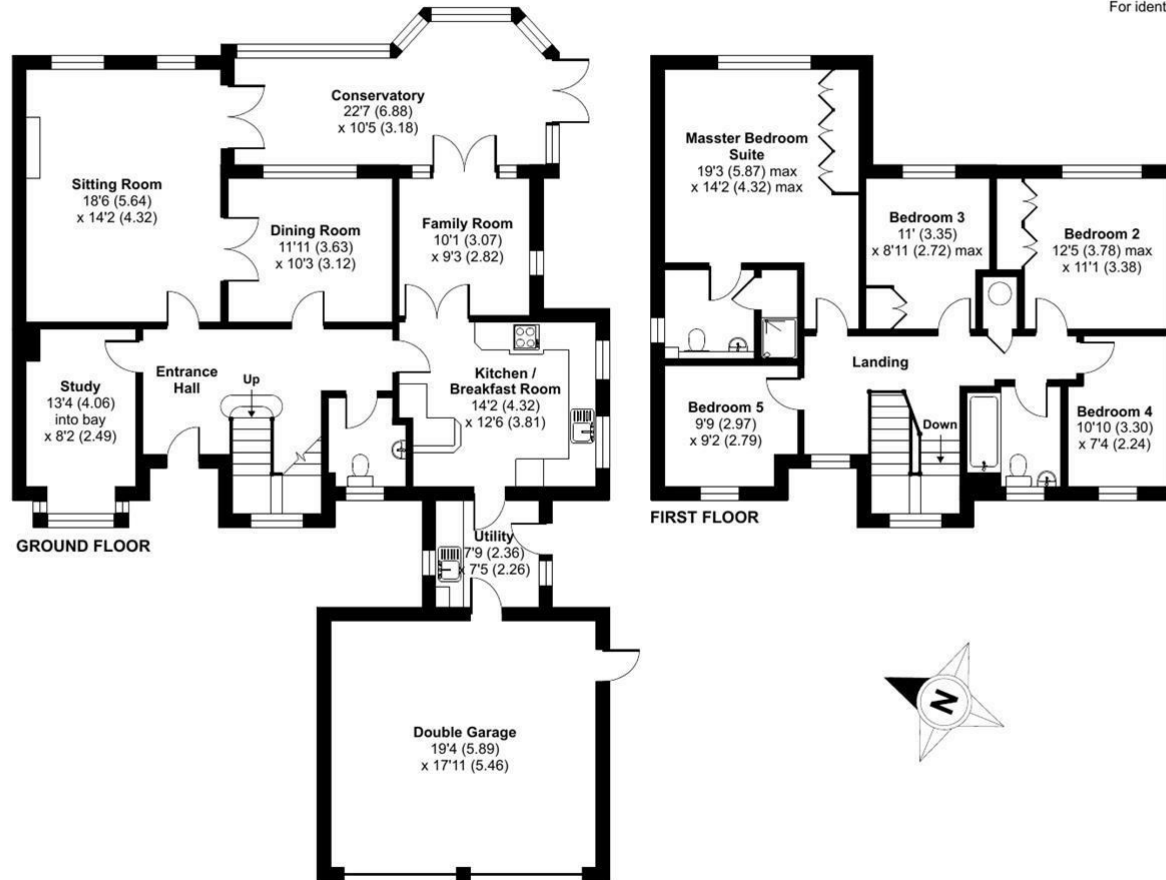
Village Centre location
Railway Station - 0.5 mile
A3 Junction - 0.5 mile
M25 - 25 Miles
Bohunt School - 0.25 mile
Haslemere - 4 miles
Petersfield - 9 miles
Guildford - 17 miles

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Childerstone Close, Liphook, GU30

Approximate Area = 2588 sq ft / 240.4 sq m (includes double garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Clarke Gammon. REF:1122223

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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