



Avenue Close, Liphook,
Hampshire GU30 7QE Freehold.

CLARKE  GAMMON

14 AVENUE CLOSE LIPHOOK HAMPSHIRE GU30 7QE

Cul de sac location	Southerly facing garden
Measuring to 1160 sq ft	Block paved driveway for 3 vehicles
Large garage and summer house	Wider/larger than average plot
Solar panels	Extended to provide a ground floor shower room, w/c and small utility area



Enjoying an established, southerly facing garden is this extended semi detached home in a favoured cul de sac location.

THE PROPERTY

The house is nestled in a corner of Avenue Close, a popular location which is close to the village centre and stones throw from the local schools. This three bedroom home sits proudly in its plot and enjoys a good amount of off-street parking on a block paved driveway.

Inside, the accommodation comprises a large living/dining room. A kitchen/breakfast room and a second reception room which would make an ideal family room, home office or even a fourth bedroom if required. The ground floor also benefits from a small extension which houses a shower room and w/c and as well as a small space for utilities and storage. Once upstairs, there are three good size bedrooms, a spacious family bathroom and separate w/c.



THE GROUNDS

As previously mentioned, the property is approached by a block paved driveway. A large, detached garage sits beyond the driveway. Vehicular access to the garage is achievable, although this building is now mostly utilised for storage. The garden is larger than most in the direct vicinity and has been lovingly planted and nurtured by the current owners over many decades. The centre of the garden has a good area of lawn and is surrounded with well stocked borders to the sides. There is a garden shed and summer house in the grounds.

SITUATION

Avenue Close is approximately 0.4 mile from the village centre. Even closer are the well regarded Liphook Infants, Junior and Bohunt schools, all of which are considered some of the best in the area. Also nearby are the local Co-op convenience store and Post Office. Further in to the village, there is a good selection of local shops, cafes and Cinema as well as a mainline railway station, Sainsburys, two doctors surgeries, dentist and opticians. There are a variety of public houses, restaurants and takeaways, two golf courses and two health spas as well as close proximity to many miles of open countryside and walks, much of which is owned by the National Trust or within the South Downs National Park. The A3 can also be accessed nearby with good road links to Guildford, the M25, Portsmouth and the M27.

VILLAGE CENTRE | 0.4 mile

LONDON WATERLOO | APPX 60 MINUTES BY TRAIN

GODALMING | 13 MILES

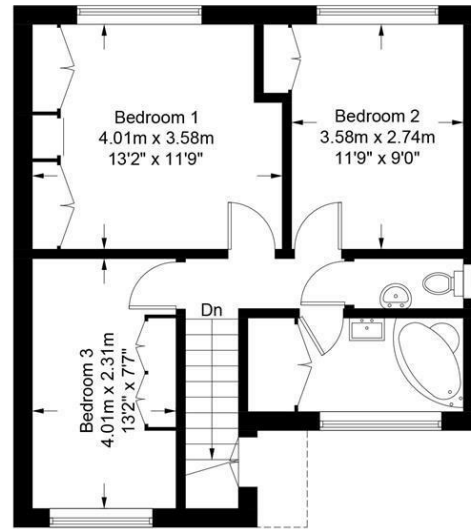
HASELMERE | 4 miles

GUILDFORD | 18 miles

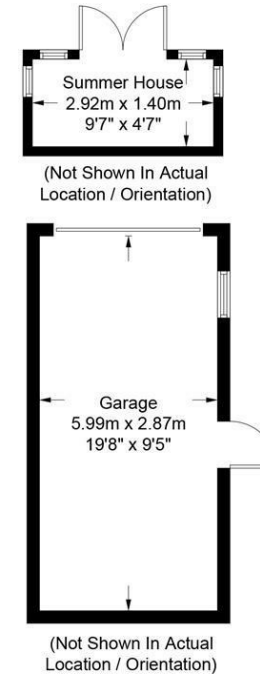
Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft
 Outbuildings = 21.2 sq m / 228 sq ft
 Total = 129 sq m / 1388 sq ft



Ground Floor



First Floor



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1191723)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

27th May 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	70
	EU Directive 2002/91/EC 	

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DIRECTIONS

From our offices in the centre of Liphook, proceed along the Headley Road turning left into The Avenue, turn left into Avenue Close where the property 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

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

