



**4 Chalcraft Close, Liphook, Hampshire, GU30 7PW**  
**Price guide £375,000 Freehold.**

CLARKE  GAMMON  
1919



4 CHALCRAFT CLOSE  
LIPHOOK HAMPSHIRE GU30 7PW

Price Guide £359,950

No onward chain	Close to highly regarded schools
Hall	Kitchen with oriel window
Lounge/dining room	Three bedrooms
Bathroom	Two with built in wardrobes
Garage in block	Private Mature Gardens



**An established terrace house  
requiring certain updating,  
occupying a tucked away location on  
desirable development, close to  
highly rated schools and has easy  
access to village centre and mainline  
station.**

#### THE PROPERTY

The house was constructed in the early 1980s by highly rated developer Higgs & Hill and has become a sort after development on the outskirts of Liphook village centre.

There is useful storage to the front of the house by the front door. The hallway gives access to the lounge/dining room which opens up onto the Sun Terrace and attractive Gardens. The kitchen is at the front of the property with a featured oriel window and needs updating. On the first floor there are three bedrooms, two of which have got built in wardrobes, and the bathroom also requires updating.





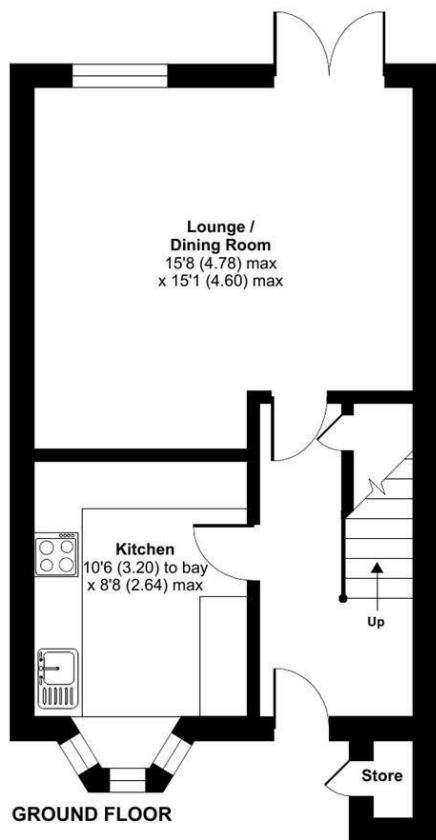
## THE GROUNDS

The front garden is open plan with access to useful storage. The rear garden is an undoubted feature with full width sun terrace, area of tended lawn surrounded by well stock flower borders with specimen shrubs and plants. There is a gate to the foot of the garden which gives access to the single garage which is in a block. There is ample parking at the front of the property.

## SITUATION

The property is situated in a popular development approximately half a mile from the village centre even closer to the well regarded Liphook infant, Junior and Bohunt schools, all of which are considered some of the best in the area. The village itself offers a good selection of local shops and mainline station. There is a Sainsbury's, two doctors surgeries, dentist and opticians. A variety of public houses, restaurants, takeaways and recently opened is an impressive and highly regarded cinema. There are two golf courses and two health spas. There are many acres of open countryside and walks surrounding the area, much of which is owned by the National Trust or within the South Down National Park.

A3 junction - 1 mile  
 Village centre - 0.5 mile  
 Liphook Station - 1 mile  
 Haslemere - 4.5 miles  
 Guildford - 14 miles  
 London Waterloo - 65 mins by train  
 Portsmouth Harbour - 28 miles  
 Heathrow Airport - 43 miles  
 Gatwick Airport - 40 miles

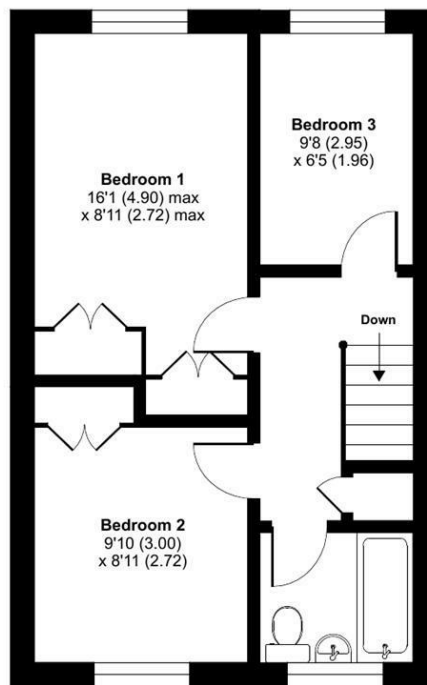


GROUND FLOOR

## Chalcraft Close, Liphook, GU30

Approximate Area = 830 sq ft / 77.1 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1305217

### LOCAL AUTHORITY

East Hasmphshire District Council

### COUNCIL TAX

Band D

### SERVICES

All man services

1st October 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG LIPHOOK OFFICE

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### DIRECTIONS

From our office in the centre of Liphook village leave by Longmoor Road and after passing Bohunt School on your left look to turn right into The Avenue. After a short distance turn left into Yeomens Lane and then left again into Chalcraft close, where number four will be found on the left. Access to the garaging is off Yeomans Lane.

### 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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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

