



15 Shipley Court, Liphook  
Hampshire GU30 7EB

CLARKE  GAMMON  
1919



15 SHIPLEY COURT  
LIPHOOK HAMPSHIRE GU30 7EB

## Freehold

Fantastic central village  
position

Large reception areas

Garage with parking in front

Attractive low maintenance  
gardens

Chain free

Three good size bedrooms

Downstairs cloakroom

Now requiring some  
modernisation



**A well proportioned 3 bedroom  
terrace house occupying a  
tucked away position in the heart  
of Liphook.**

### THE PROPERTY

The property boasts an attractive outlook to the front and a secluded rear garden. One enters the house through a sheltered porch area and once inside, the accommodation includes a spacious open plan living and dining room with notable tall floor to ceiling windows to the front which has a pleasant garden outlook. The kitchen has floor and wall cupboards and space and connections for utility items. Completing the ground floor accommodation, there is a garden room and a downstairs w/c. Once upstairs, there are three bedrooms, consisting of two doubles and a single. A family bathroom suite completes the accommodation.

The house is now requiring some updating and modernisation, but once carried out, this would make a lovely home in a most convenient location.





## THE GROUNDS

The house has attractive and well planted front and rear gardens. The southerly aspect rear garden is laid to patio, with deep and richly stocked plantation beds. There is a rear garden gate. The property comes with a garage a nearby block, with parking to the front of garage, as well as spaces for visitors.

## SITUATION

The property is situated in a small desirable development with attractive communal gardens and is situated in the centre of Liphook village and is also within walking distance of the mainline station. The village itself boasts a good range of facilities for everyday needs including Sainsbury's supermarket, doctors' surgery & pharmacy all within 150 yards. There are a variety of local shops, and the very popular living room cinema. Liphook's mainline station offers fast and frequent trains to London Waterloo in just over the hour and there is nearby easy access onto the A3 which gives access to the south coast, London, the M25, both Gatwick and Heathrow airports. The surrounding area is known for its natural beauty, much of which is owned by the National Trust.

A residents association charge of appx £300 PA applies.

Bohunt School - 0.3 miles

Liphook mainline station – 0.3 miles

Doctors' surgery - 0.1 miles

Haslemere – 5 miles

Petersfield – 8 miles

Guildford 14 – miles

Portsmouth 28 – miles

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 101.7 sq m / 1094 sq ft



#### LOCAL AUTHORITY

EHDC

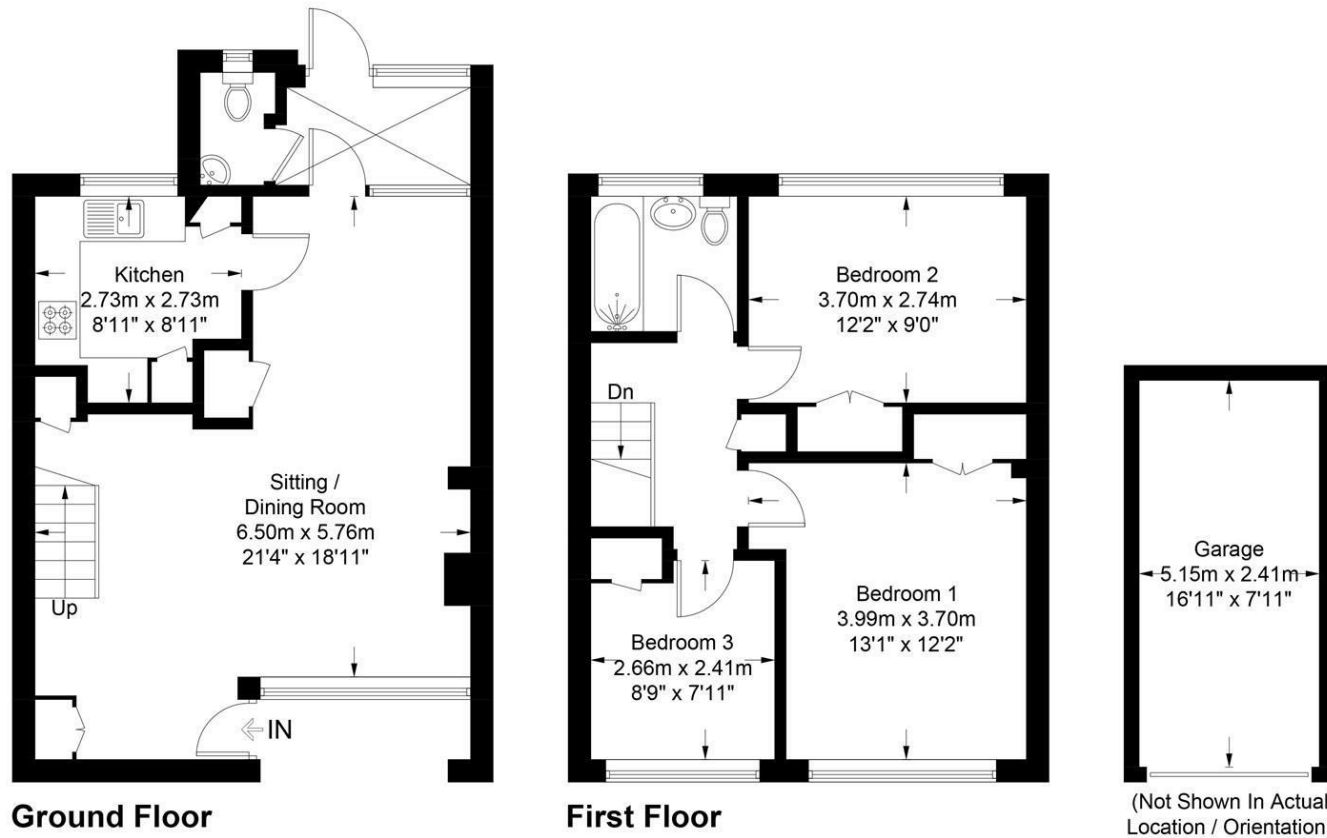
#### COUNCIL TAX

Band D

#### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

17th July 2025



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1220874)  
 Produced for Clarke Gammon

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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, proceed along the Midhurst Road on foot for a short distance where the entrance for Shipley court will be found on the right hand side. Number 10 will be found directly ahead.

#### 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

