



2 Court Close, Liphook,
Hampshire. GU30 7EA

CLARKE  GAMMON
1919

2 COURT CLOSE
LIPHOOK GU30 7EA

Freehold

Level position in Village
Centre

Chain Free Sale

Westerly facing rear
Courtyard Garden

Extension providing w/c and
small reception

2 Mins' to Sainsbury's -5
Min's to Station

Driveway and Garage

Large Openplan
Living/dining room

All bedrooms good sizes



Having been lovingly owned for many years by our clients, this 1960's three-bedroom terrace property has spacious accommodation and occupies a desirable location in a central village location.

THE PROPERTY

The property is available for immediate occupation, albeit does now require a program of updating to be undertaken. The ground floor offers a spacious hall, large lounge/dining room with a feature electric fireplace and a bay window. The kitchen lobby offers direct access to the courtyard garden, as does the lounge/dining room. The kitchen has floor and wall cupboards which are a pleasant cream colour.

An extension was constructed some years ago and includes the addition of a small reception and downstairs w/c. To the first floor are three extremely spacious double bedrooms and a family bathroom.



THE GROUNDS

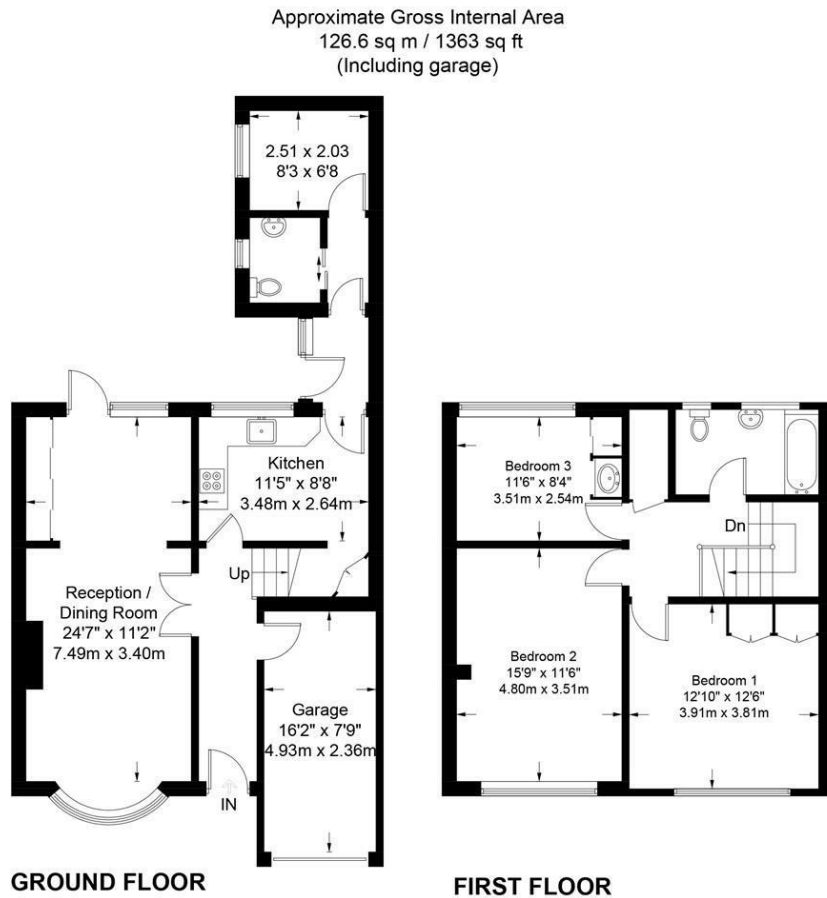
The front garden is open plan and laid to lawn and there is parking for one car which leads to the spacious integral garage. The enclosed rear courtyard garden has been designed for ease of maintenance and enjoys a high degree of privacy. A gate opens to a path which leads into the village.

SITUATION

The house sits just a few hundred yards from Liphook village centre and within walking distance of the mainline station. The village itself boasts a good range of facilities for day-to-day needs including a Sainsbury's supermarket, doctor's surgeries, pharmacy, local shops and Living Room Cinema. The village is noted for its schools including the award winning Bohunt Academy having an 'Outstanding' Ofsted rating. Liphook has a main line railway station on the London Waterloo to Portsmouth line and the nearby A3 provides good road links to Guildford, the M25 and London to the north and Portsmouth, the M27 and coast to the south. The surrounding area is noted for its natural beauty, much of which is owned by The National Trust or lies within The South Downs National Park.

Sainsbury's less than 50m
 Doctor's Surgery less than 50m
 Main line station 0.25 mile
 Haslemere 5 miles
 Petersfield 8 miles
 Guildford 14 miles
 Portsmouth 28 miles

All distances approximate



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1222998)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

1st December 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	61	73
	EU Directive 2002/91/EC 	

CG LIPHOOK OFFICE

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DIRECTIONS

By foot from our offices proceed towards the railway station along Midhurst Road forking right where the property will be found immediately on the right.

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

