



12 Shipley Court, Liphook, Hampshire, GU30 7EB.
Guide price £399,950 Freehold.

CLARKE  GAMMON

12 SHIPLEY COURT LIPHOOK GU30 7EB

Highly sought after
development

Established in the centre of
Liphook village

Cloakroom

Re-fitted Shower room

Garage in block with parking
space

3 Large bedrooms

large L-shaped
Lounge/dining room

Garden Room

Pathed approach and garden
sitting area

Courtyard rear garden



**A Spacious terraced house
occupying a highly desirable and
sought after location in the
centre of Liphook village with all
facilities within walking distance.**

THE PROPERTY

ShIPLEY court forms part of an attractive and highly desirable and sought after development, which is situated in the centre of Liphook village and enables all facilities to be within walking distance. The house is approached through communal grounds and through its own paved front garden with seating area recess. Internally there is a large L-shaped lounge/dining room, well fitted Kitchen, off the dining room is a small garden room which gives access to a cloakroom and the rear courtyard.

On the 1st floor there are 3 large bedrooms, all having built in wardrobes, and a large shower room which has been re-fitted.



THE GROUNDS

There is a single garage in a block with parking outside, there are also a number of visitor parking spaces. There are communal grounds which are an undoubted feature, and the property has its own pathed front garden with sitting area. The rear courtyard is paved.

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.

There is a residents association payment of approximately £300.00 PA

Doctors' surgery less than 150 metres

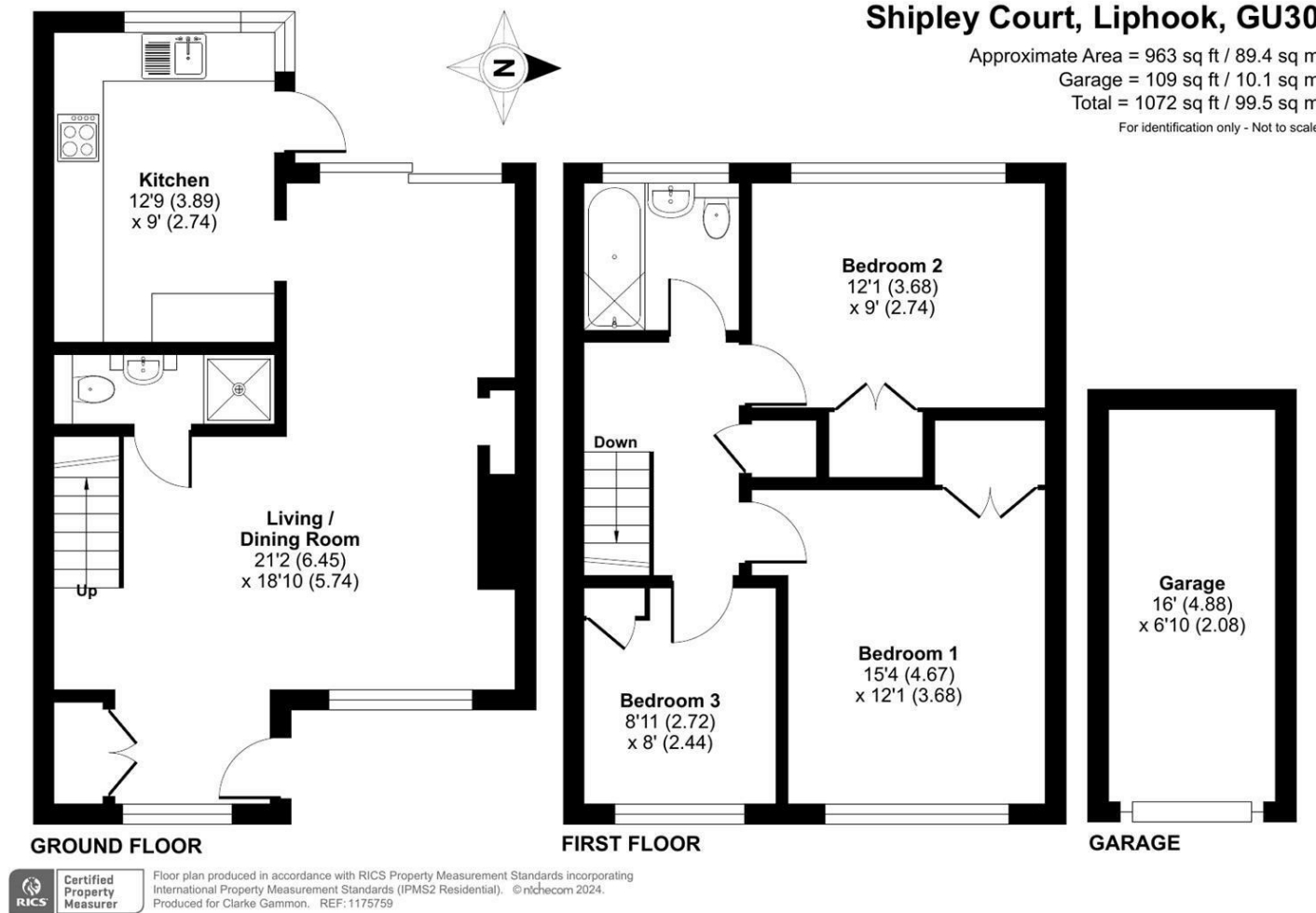
Liphook mainline station – ¼ mile

Haslemere – 5 miles

Petersfield – 8 miles

Guildford 14 – miles

Portsmouth 28 – miles



LOCAL AUTHORITY

COUNCIL TAX
Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

20th October 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	68	77
	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 12 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

