



Orchard Farm Close, Liphook,
Hampshire GU30 7GY. Freehold.

CLARKE  GAMMON

14 ORCHARD FARM CLOSE LIPHOOK GU30 7GY

Appealing location	Minutes' walk from Bohunt and Liphook Juniors
9 Year old Kebbell Home	Living room with doors to garden
Lovely kitchen/dining room	Three bedrooms with plenty of storage
Attractive gardens	Driveway parking for two vehicles



A classically stylish modern home, presented in fantastic order, which is located at the end of a private, no through road of just 11 properties.



THE PROPERTY

Orchard Farm Close is a well-tended locality, which was built by Kebbell Homes in 2016. Our listing is being sold for the first time since new. The front door opens into a spacious and welcoming entrance hall with a cloakroom. There is a kitchen/dining room to the front, the living/dining room to the rear and stairs up to the 1st floor. All of the ground floor benefits from under floor heating. The kitchen is a lovely room, with the window overlooking the front garden area. The kitchen is fitted with a good range of drawer and cupboard storage including an integrated washer/dryer, dishwasher, fridge freezer, oven and hob. The living room enjoys views over the rear garden with doors leading out onto the patio. There are three bedrooms on the first floor. The primary has an en suite shower room whilst bedrooms two and three are served by the family bathroom. The largest two rooms both enjoy fitted wardrobes. Both the bath and shower rooms benefit from under floor heating.



SITUATION

Liphook has amenities including a fantastic selection of pubs, eateries a coffee lounges. There is the Living Room cinema located just opposite Clarke Gammon in the centre of the village, a Co-op, a Post Office, a large Sainsbury's and a wide range of local and independent shops. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo There is also easy access to the A3.

THE GROUNDS

The garden has been nicely landscaped by the owner who has cultivated it from new. There is mature planting, generous patio and a low maintenance area of lawn. Parking is directly in front of the property, with a double width private parking space in situ.

Liphook Railway Station - 20 minutes walk

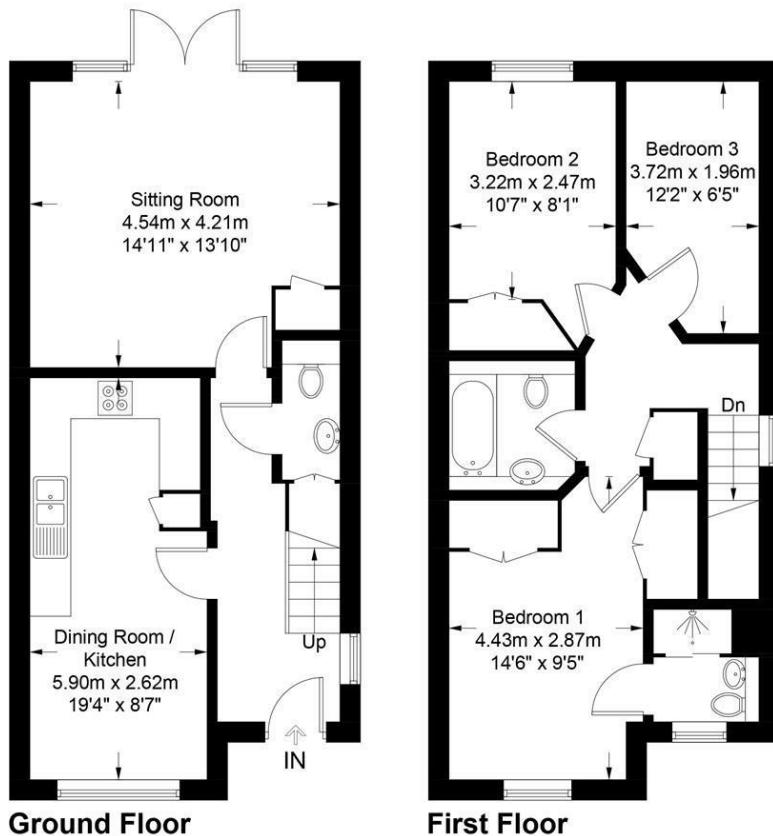
Bohun School - 8 minutes walk

A3 junction at Griggs Green - 1 mile

Guildford - 18 miles

London Heathrow - 38 miles

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1217127)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

4th November 2025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	87	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices in the square proceed away from the village on the Longmoor Road and after passing Bohunt School on your left, and then The Avenue on your right, continue along until you fin Orchard Farm Close on the right 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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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