



**10 Shipley Court, Liphook, Hampshire GU30 7EB**  
**Price Guide £450,000 Freehold**

CLARKE  GAMMON

**10 SHIPLEY COURT  
LIPHOOK GU30 7EB**

**Price Guide £450,000**

Highly sought after development	3 Large bedrooms
Established in the centre of Liphook village	Bathroom
Cloak/shower room	Pathed approach and sitting area
Large L-shaped lounge/dining room	Garage in block with parking
Extended kitchen	Courtyard rear garden



**An excellently presented 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, 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, off which is a useful cloakroom/shower room. The kitchen is situated at the rear of the property and has been extended. The patio doors to the rear courtyard from the dining room and the lounge enjoys views over the communal grounds via a large floor to ceiling window. On the 1st floor there are 3 large bedrooms, all having built in wardrobes, and well-presented bathroom.



## 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

# Shipley Court, Liphook, GU30

Approximate Area = 963 sq ft / 89.4 sq m  
 Garage = 109 sq ft / 10.1 sq m  
 Total = 1072 sq ft / 99.5 sq m  
 For identification only - Not to scale

## LOCAL AUTHORITY

East Hampshire District Council

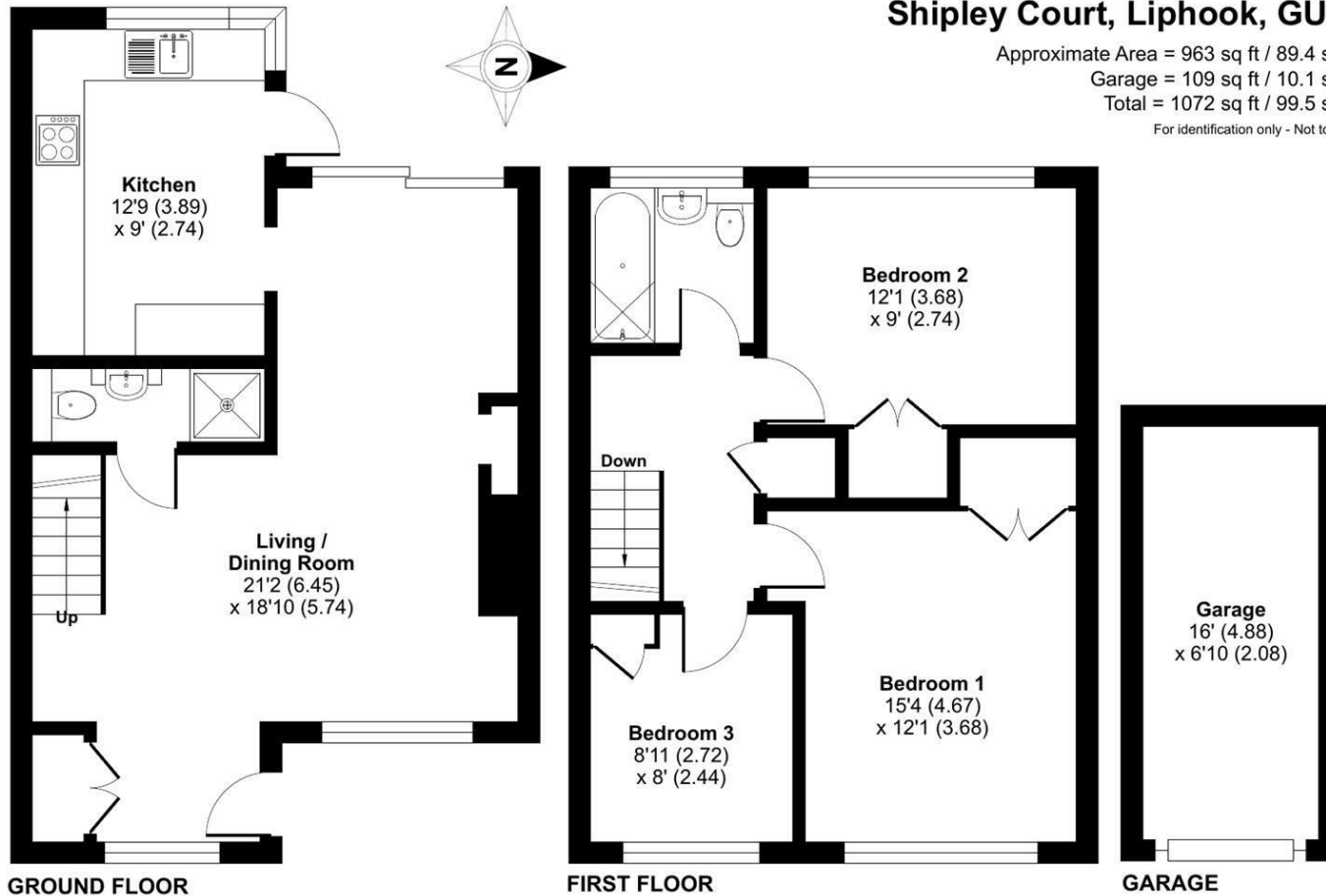
## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

28th October 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1175759

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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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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  
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