

Shipley Court, Liphook, Hampshire
Price Guide £485,000 Freehold

CLARKE C·G GAMMON 1919

18 SHIPLEY COURT
LIPHOOK HAMPSHIRE GU30 7EB

Price Guide £485,000

- Impressive three bedroom home with premium finishes throughout
- Bifold doors seamlessly connect the garden with the kitchen & main living/dining area
- Welcoming and generous entrance hall with storage cupboards
- Brilliantly landscaped gardens, with entertaining and relaxation in mind
- Close to highly regarded local schools and excellent access to the South Downs
- Classy open-plan kitchen complete with all new fully integrated appliances
- Family bathroom, and a ground Floor Shower/Cloakroom
- Three good size bedrooms, main bedroom with double fitted wardrobes
- Fast train service to London Waterloo in just over an hour
- Offered vacant and chain Free





A totally refurbished and extended end terrace house in a brilliant central location of Liphook village centre.

THE PROPERTY

This exceptional 3 bedroom home stands out with its striking blend of tile-hung façade and large windows, most distinctive of its era and offering 1062 sq ft of internal accommodation. The impressive open-plan kitchen, dining, and living area covers the width of the rear of the property and will make a fantastic so space for cooking, relaxing and entertaining. Bi fold doors lead you out to the southerly facing rear garden. There is also a living room situated in the front of the house. Furthermore, there is the addition of a second bathroom which comprises a walk-in double shower and w/c. Upstairs, there are three generous bedrooms, two with fitted wardrobes. There is also a brand new bathroom suite added, with crisp white sanitaryware and rich gold furnishings.











THE GROUNDS

The outside areas are equally impressive. Being the end of a terrace, we are gifted a larger than usual amount of ground. The front is mainly laid to lawn with flower beds and miniature wall around the perimeter. A gate leads to a side garden, which is laid to patio. The rear garden has an extensive patio spanning the with of the garden which in turn leads to an area of freshly
laid lawn. A brick build garden studio sits in one corner of the garden. The property comes with a garage which enjoys direct access from the rear garden as well as having an up and over door to the front.

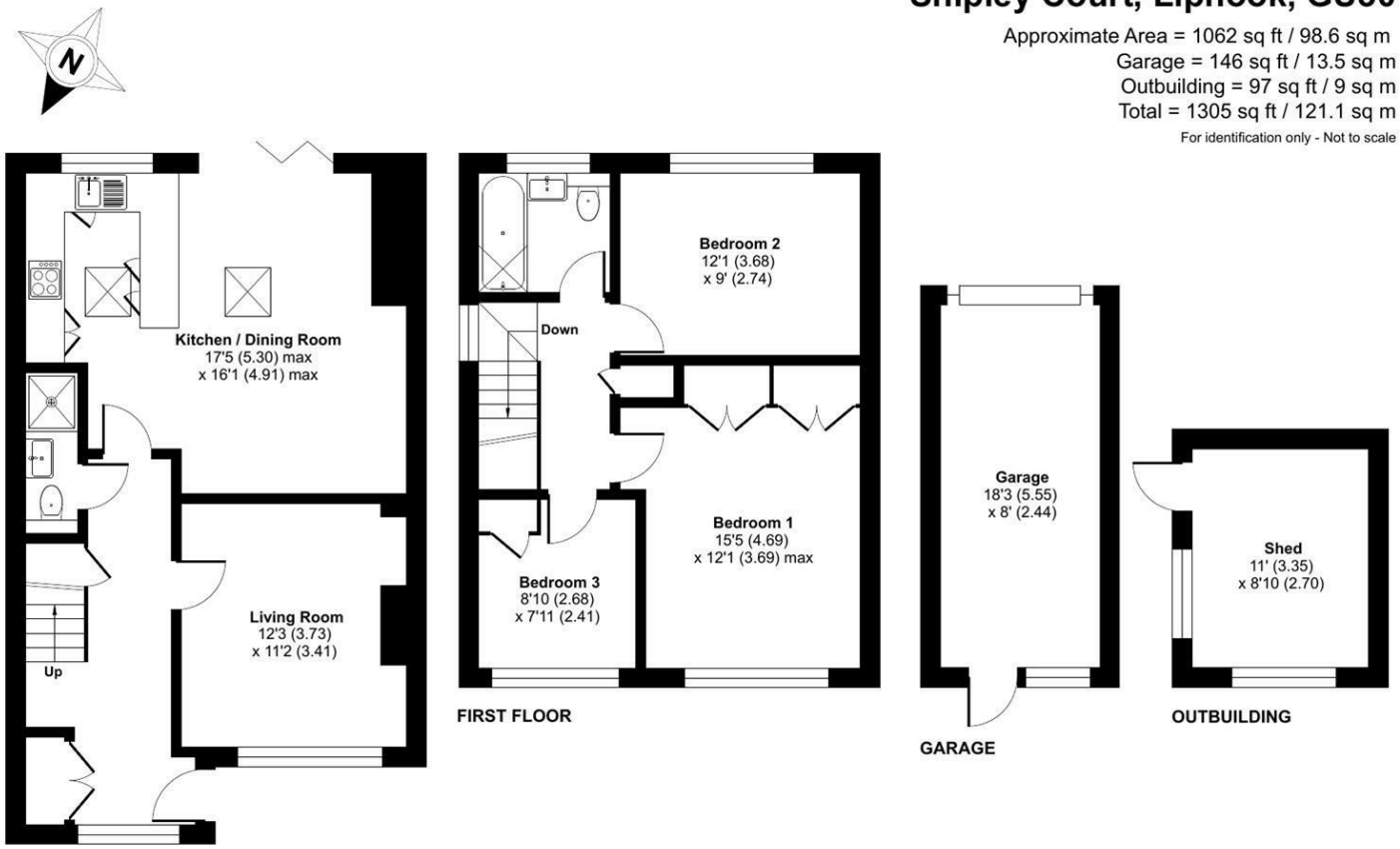
SITUATION

Right in the centre of the village, one couldn't ask for a better location. Just across the road from the property lies a Sainsburys supermarket, whilst other nearby facilities including doctors' surgeries, library, millennium hall, well regarded schools, and the mainline station are all within easy walking distance. For the motorist, the A3 which can be accessed in little over a mile, provides good links to both north and south bound. The surrounding countryside is noted for its natural beauty, much of which is owned by the National Trust or sits within the South Downs National Park and provides an abundance of open space and good walks.

Sainsbury's, Living Room Cinema-under 5 mins walk
Liphook mainline station – 0.4 mile
Bohunt School - 0.4
Haslemere – 5 miles
Petersfield – 8 miles
Guildford 14 – miles
Portsmouth 28 – miles

Shipley Court, Liphook, GU30

Approximate Area = 1062 sq ft / 98.6 sq m
Garage = 146 sq ft / 13.5 sq m
Outbuilding = 97 sq ft / 9 sq m
Total = 1305 sq ft / 121.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1450365

LOCAL AUTHORITY

EDHC

COUNCIL TAX

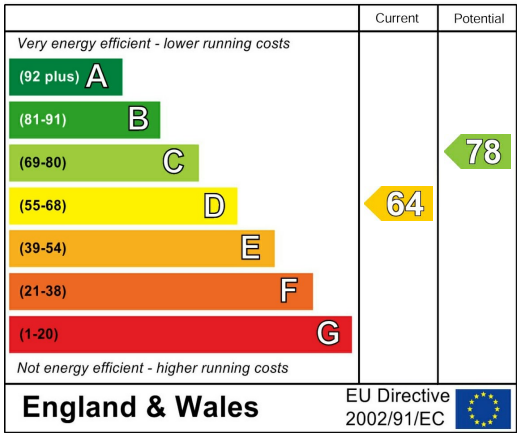
Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

27th October 2026

Energy Efficiency Rating



CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA
T: 01428 664800
E: haslemere.sales@clarkegammon.co.uk
clarkegammon.co.uk

DIRECTIONS

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.