



2 Court Close, Liphook,  
Hampshire. GU30 7EA

2 COURT CLOSE  
LIPHOOK GU30 7EA

## Freehold

Level position in Village  
Centre

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

Chain Free Sale

Driveway and Garage

Westerly facing rear  
Courtyard Garden

Large Openplan  
Living/dining room

Extension providing w/c and  
small reception

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

Approximate Gross Internal Area  
126.6 sq m / 1363 sq ft  
(Including garage)



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

13th March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	73
(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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**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

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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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