



**Hazel Close, Bramshott Place,
Liphook, Hampshire GU30 7UZ. Price Guide £529,950**

1 HAZEL CLOSE, BRAMSHOTT PLACE,
LIPHOOK, HAMPSHIRE GU30 7UZ.

Guide Price £529,950 Leasehold

Renowned, high-quality
facilities

Two double bedrooms, walk
in shower room and
bathroom

Thriving social community

Resident and visitor parking

Beautifully maintained 32-
acre gated development

Immaculate condition,
Curtains and Blinds included

Two Southerly aspect private
patios

Principal bedroom with a
pair of fitted wardrobes



**A splendid and nearly new end
terrace, 2 bedroom cottage style
later living home.**

THE PROPERTY

An immaculately presented, nearly new two double-bedroom home, situated within the highly sought-after Bramshott retirement village, exclusively for the over-55s. The property benefits from a roomy and welcoming feel and benefits from excellent on-site facilities, all set within beautifully maintained grounds. The ground floor features a spacious open-plan kitchen, dining, and garden room, complete with fitted appliances and patio doors leading to a private patio. Adjacent is a bright, triple-aspect living room which also has with double doors to the private patio. There is a double bedroom with fitted wardrobes, which could equally serve as a study if desired and a full size walk in wet-room with double shower, wash hand basin, w/c and mirrored cabinetry. Furthermore, outstanding storage is offered by way of a large understairs cupboard. Upstairs, the principal bedroom offers a walk-through dressing area and a full-size en-suite bathroom, as well as further, extensive storage in the eaves. There are roofline and standard windows throughout this large principal bedroom. The property has been finished to a high standard throughout and ready to move in to. The property is fitted with a mixture of quality curtains and blinds, which will be included in the sale.



THE GROUNDS

There are two areas of private patio. The previously mentioned area which has doors from the garden and living room, as well as a second patio area which is located adjacent to the kitchen window. Both patio areas offer a good degree of privacy, whilst enjoying a southerly aspect. Parking is available adjacently to the property, as are EV charge points. A short walk away is the development's clubhouse, offering an outstanding range of facilities. Beyond this lies open parkland and beautifully landscaped gardens designed by an award-winning landscape architect.

SITUATION

Bramshott Place enjoys a tucked-away position within its own extensive grounds, while remaining conveniently accessible to the A3, providing routes to London, the M25, and the south coast. Liphook village centre is a short distance away and offers a mainline station with services to London Waterloo in just over an hour. The village provides a wide range of amenities, including a Sainsbury's supermarket, independent cafés, shops, restaurants, and popular public houses, as well as The Living Room Cinema. The surrounding area is rich in natural beauty, with scenic walks available at Iron Hill, Wheatsheaf Common, and Chapel Common. Excellent sporting facilities are also nearby, including golf courses at Old Thorns, Liphook Golf Club, Hindhead Golf Club, and Hankley Common.

Lease details: The property is held on the remainder of a 120-year lease from 28/06/22. Service charges and ground rent apply. Please note that additional fees are payable upon resale, with a percentage reverting to the village via an event fee. Ask agent for full details.

Liphook square 1 mile

Liphook Station 1.4 miles

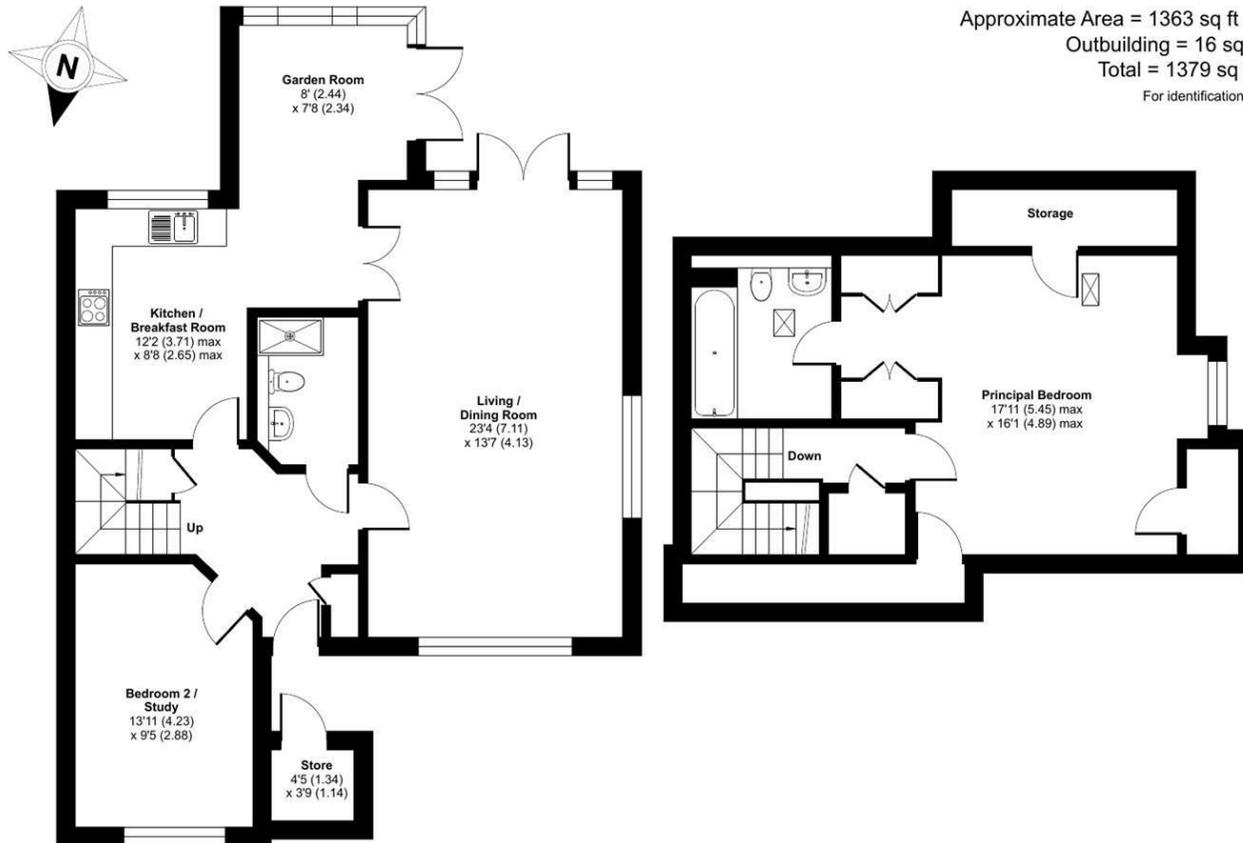
Haslemere 5 miles

Farnham 12.6 miles

Guildford 17.2 miles

Hazel Close, Liphook, GU30

Approximate Area = 1363 sq ft / 126.6 sq m
 Outbuilding = 16 sq ft / 1.4 sq m
 Total = 1379 sq ft / 128 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). © nchecon 2026. Produced for Clarke Gammon. REF: 1433408

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas underfloor heating

27th March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance look to turn right signposted to Bramshott Place, where the entrance to Bramshott Place will be found, also on the right. Continue along and take the first left hand turn. Proceed along where Hazel Close will be found on the left 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

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

