



**Nightjar Close, Liphook,  
Price Guide £575,000 Freehold**

CLARKE  GAMMON

**4 NIGHTJAR CLOSE  
LIPHOOK GU30 7FL**

**Price Guide £575,000**

Detached, three-bedroom  
heritage home

Nearly new-2023 build

Open plan kitchen/dining  
with island

Spacious double aspect  
living room with stylish  
shutters

Principle bedroom with  
ensuite and built in  
wardrobes

Stylish Family bathroom and  
downstairs WC

Garden with large patio and  
lawn

Driveway parking, EV point  
and large garage



**Tucked away in a quiet cul-de-sac, this beautifully presented three-bedroom detached home perfectly combines contemporary style with classic appeal.**

Thoughtfully designed throughout, it offers bright, spacious interiors and a layout ideal for both everyday living and entertaining. Located within the highly desirable Maple Walk development in Liphook, this modern home—built in 2023—enjoys a prime position that balances convenience with a relaxed village lifestyle.

The ground floor opens into a welcoming entrance hall, with a handy cloakroom to the left. A generous dual-aspect living room provides a comfortable and inviting space, enhanced by large front and side windows that flood the room with natural light. Stretching across the rear of the property, the impressive open-plan kitchen/dining room is the true heart of the home. Finished in a contemporary shaker style, it features integrated appliances, a central island with a built-in wine fridge, and ample space for both cooking and dining. A cleverly designed utility cupboard houses the washing machine and tumble dryer. Upgraded bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor flow and allowing natural light to pour in. Upstairs, the principal bedroom benefits from fitted wardrobes, and a sleek en-suite shower room. Two additional bedrooms offer flexibility for family, guests, or home working, with the second bedroom particularly spacious. A modern family bathroom serves these rooms, and excellent storage solutions are found throughout.



The property boasts an attractive frontage with driveway parking for multiple vehicles, an EV charging point, and a larger-than-average single garage. The private rear garden provides a peaceful outdoor haven, mainly laid to lawn and complemented by an extended patio area—perfect for al fresco dining and summer entertaining. A side gate offers convenient access to the garage.

## SITUATION

The village centre is approximately 0.7 miles away, while Liphook railway station (around 1.1 miles) offers direct services on the Portsmouth to London Waterloo line. The nearby A3 ensures excellent road links to London and the South Coast. Liphook itself offers a wide range of amenities, including a supermarket, GP and dental surgeries, a library, and a selection of well-regarded schools. The surrounding countryside, much of it managed by the National Trust, provides beautiful spaces for walking and outdoor pursuits.

Local schools - 0.3 and 0.4 miles

A3 Junction - 1 mile

Liphook station - 1.1 miles

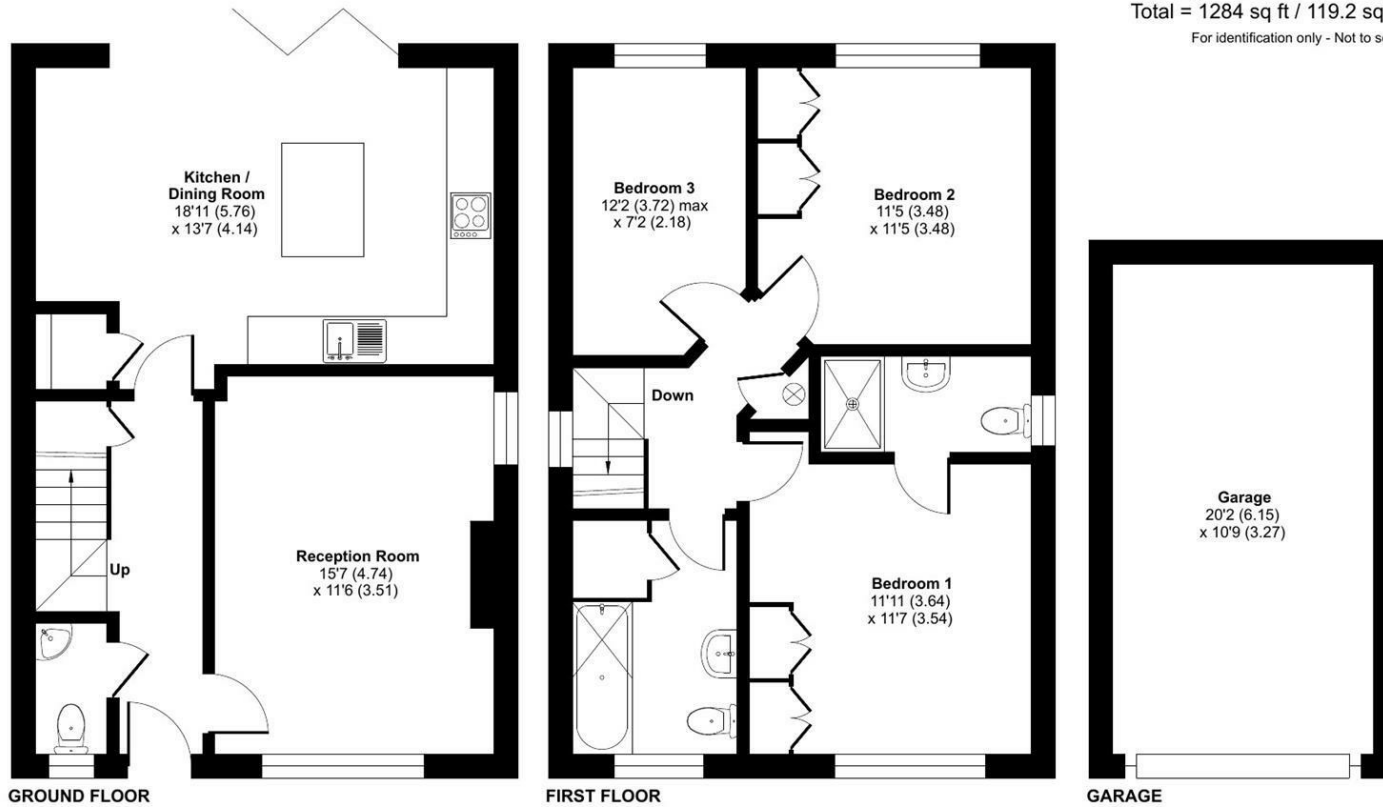
Guildford - 18 miles

London Heathrow - 37 miles

Central London 38 miles

# Nightjar Close, Liphook, GU30

Approximate Area = 1068 sq ft / 99.2 sq m  
 Garage = 216 sq ft / 20 sq m  
 Total = 1284 sq ft / 119.2 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). © ncheom 2025. Produced for Clarke Gammon. REF: 1451669

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

30th April 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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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## 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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