



Orchard Farm Close, Liphook,  
Hampshire GU30 7GY. Freehold.

CLARKE  GAMMON  
1919

## 14 ORCHARD FARM CLOSE LIPHOOK GU30 7GY

Appealing location

Minutes' walk from Bohunt  
and Liphook Juniors

9 Year old Kebbell Home

Living room with doors to  
garden

Lovely kitchen/dining room

Three bedrooms with plenty  
of storage

Attractive gardens

Driveway parking for two  
vehicles



**A classically stylish modern  
home, presented in fantastic  
order, which is located at the end  
of a private, no through road of  
just 11 properties.**

### THE PROPERTY

Orchard Farm Close is a well tended locality, which was built by Kebbell Homes in 2016. Our listing is being sold for the first time since new. The front door opens into a spacious and welcoming entrance hall with cloakroom. There is a kitchen/dining room to the front, the living/dining room to the rear and stairs up to the 1st floor. All of the ground floor benefits from under floor heating. The kitchen is a lovely room, with the window overlooking the front garden area The kitchen is fitted with a good range of drawer and cupboard storage including an integrated washer/dryer, dishwasher, fridge freezer, oven and hob. The living room enjoys views over the rear garden with doors leading out onto the patio. There are three bedrooms on the first floor. The primary has an en suite shower room whilst bedrooms two and three are served by the family bathroom. The largest two rooms both enjoy fitted wardrobes. Both the bath and shower rooms benefit from under floor heating.



## THE GROUNDS

The garden has been nicely landscaped by the owner who has cultivated it from new. There is mature planting, generous patio and a low maintenance area of lawn. Parking is directly in front of the property, with a double width private parking space driveway in situ.

## SITUATION

Liphook has amenities including a fantastic selection of pubs, eateries a coffee lounges. There is the Living Room cinema located just opposite Clarke Gammon in the centre of the village, a Co-op, a Post Office, a large Sainsbury's and a wide range of local and independent shops. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo There is also easy access to the A3.

Liphook Railway Station - 20 minutes walk

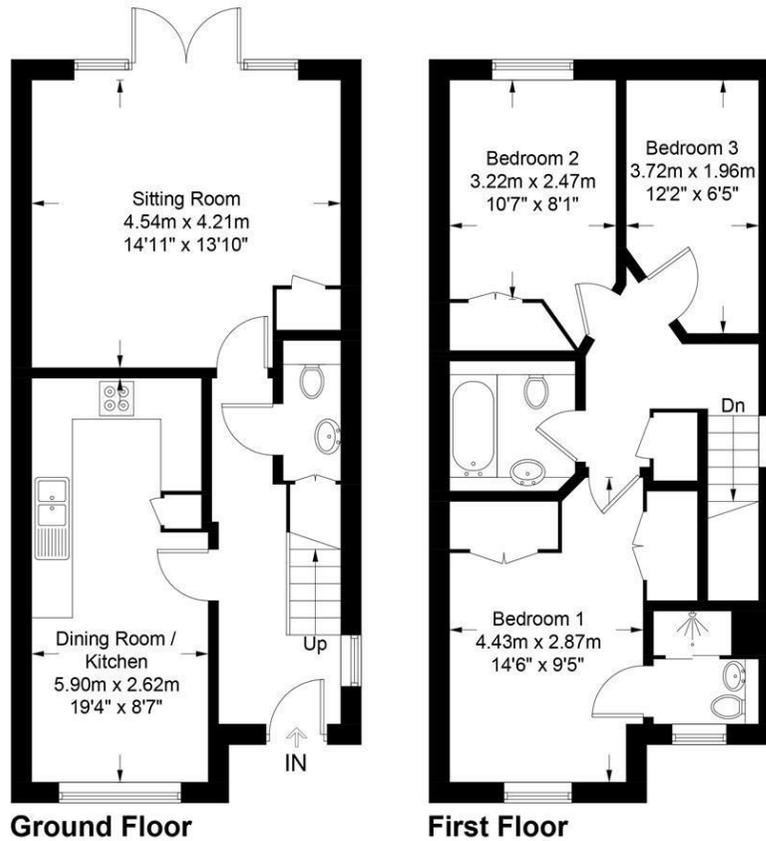
Bohunt School - 8 minutes walk

A3 junction at Griggs Green - 1 mile

Guildford - 18 miles

London Heathrow - 38 miles

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1217127)  
Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band D

**SERVICES**

Mains water, electricity, mains drainage  
gas central heating

18th March 2026

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>87</b>               | <b>89</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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**DIRECTIONS**

From our offices in the square proceed away from the village on the Longmoor Road and after passing Bohunt School on your left, and then The Avenue on your right, continue along until you find Orchard Farm Close on the right 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

