



**Chalcraft Close, Liphook, Hampshire**  
**Price Guide £375,000 Freehold**

CLARKE  GAMMON



17 CHALCRAFT CLOSE  
LIPHOOK HAMPSHIRE GU30 7PW

## Price Guide £375,000

Well presented and  
upgraded in many areas.

Set back behind a small  
green.

Generous south-facing  
garden.

Good-sized rooms  
throughout.

Excellent storage space.

Two garages/double garage.



### THE PROPERTY

This staggered terrace home, originally built in the 1980s, is set within a sought-after residential area of Liphook, conveniently located within walking distance of local schools and the village centre.

The property has been modernised and improved throughout, featuring fresh, crisp décor, upgraded internal doors and fittings, an updated bathroom, new flooring in selected areas, and replacement windows.

The accommodation includes a bright lounge/dining room with patio doors opening onto the south-facing rear garden. The kitchen/breakfast room, while more traditional in style, has been well maintained and offers ample storage with generous cupboard space and work surfaces.

Upstairs are three well-proportioned bedrooms, two of which benefit from fitted double wardrobes. The family bathroom has been recently redecorated and upgraded, including the installation of a brand-new shower earlier this year.





## THE GROUNDS

Externally, the property enjoys both front and rear gardens. A pathway leads to the front porch and entrance, while the rear garden features a newly laid, generously sized patio and a large area of level lawn. The garden is south-facing, fully enclosed by fencing, and screened by mature conifer trees at the rear. A gated pathway provides access to the garage block, where the property benefits from two adjoining garages, effectively offering a double garage.

## SITUATION

The house is 0.7 miles from the centre of the village. Even closer are the well-regarded Liphook Infant and Junior Schools, as well as the award-winning Bohunt School and Sixth Form. A small open play area is nearby, and the village offers a wide range of amenities including a Sainsbury's supermarket, doctors' surgeries, dentists, opticians, and a variety of cafes, restaurants, and leisure facilities such as Guido's Italian restaurant and the Living Room Cinema.

Liphook's mainline railway station provides direct services to London Waterloo, while motorists benefit from convenient access to the A3 at Bramshott and Griggs Green. The area is further enhanced by two golf courses, two health spas, and extensive surrounding countryside, much of which is owned by the National Trust or lies within the South Downs National Park.

GUILDFORD 18 miles

LONDON WATERLOO circa 1 hour, by train

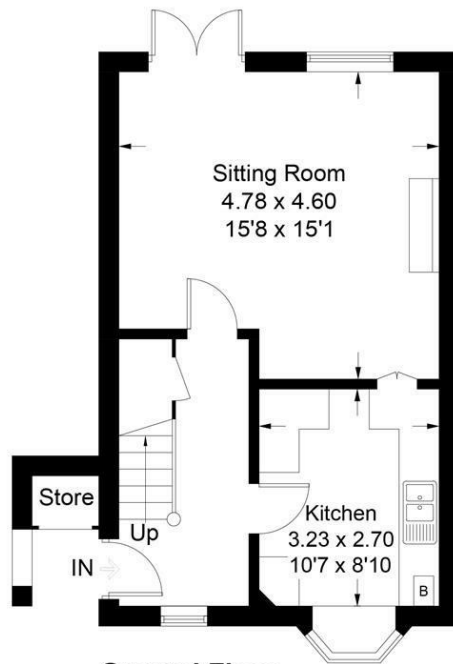
HASLEMERE 4 miles

BOHUNT SCHOOL 8 minutes walk

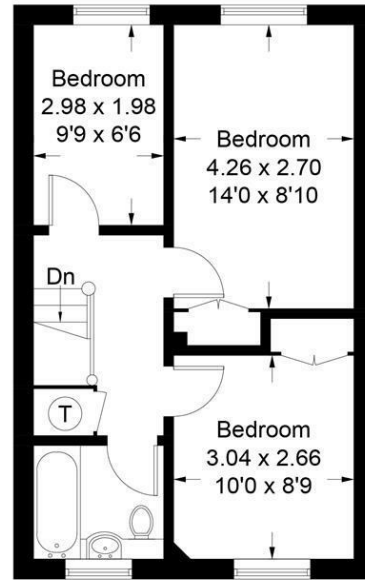
LIPHOOK STATION 16 minutes walk

A3 JUNCTION 3 minutes by car

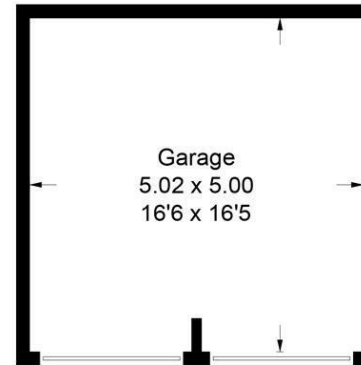
Approximate Gross Internal Area = 78.1 sq m / 841 sq ft  
 Garage = 25 sq m / 269 sq ft  
 Total = 103.1 sq m / 1110 sq ft  
 (Including Store)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID535398)  
 www.bagshawandhardy.com © 2019

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

13th February 2026

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## 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

