



78 The Close, Liphook,
Hampshire GU30 7HN

CLARKE  GAMMON
1919

**78 THE CLOSE
LIPHOOK GU30 7HN**

Freehold

Block paved off street parking

Living room with twin aspect and feature fireplace

Detached Garage/Outbuilding

Pleasant No Through Road

Open-plan Kitchen/Dining room

Large rear Garden with patio and lawn

Well balanced Bedroom sizes

Just minutes walk Station and Village centre



**A pleasant terraced house,
situated in a no through road
close to the centre of Liphook.**

THE PROPERTY

This terraced house sits comfortably in its plot, is set back behind a blocked paved driveway which can house three vehicles and has natural screening to either side. One is welcomed into the property through an attractive replacement door with similar themed porch overhead. Once inside, the house offers generously proportioned accommodation to either side of a central staircase. The two ground floor rooms are a living room and a kitchen/dining room. The spacious living room has windows to the front and rear. There is also a chimney and fireplace. There is currently a wood burner in situ, although this is not included in the sale. The kitchen/dining room is located to the other side. Here you'll find a fitted kitchen with gloss effect doors and a wooden themed work surfaces. There's a decent selection of cupboards and space and connection for kitchen appliances. The room also enjoys a front and rear aspect, space for a dining table and a door to the rear garden. There are three well proportioned bedrooms upstairs which are served by a family bathroom, with white fittings and fully tiled walls.



THE GROUNDS

The rear garden is an impressive size and is enclosed by a variety of natural screen and fencing. The garden has a blend of patio, which immediately adjoins the house, followed by a good area of level lawn.

A paved path leads towards the rear of the garden. Here there is a grand detached garage structure.

SITUATION

The property is very well positioned for the shops and eateries on Station Road, and Liphook station. The local schools are within walking distance as well. The village amenities include a Co-op with Post Office, a large Sainsbury's and a wide range of local, independent shops. The village has a range of coffee shops, a cinema and community centre. The trainline runs between Portsmouth and London Waterloo. There is also easy access to the A3.

Please note that there has been digital editing to the front photo of the property. This was to allow a fuller view of the appearance of the house. During this, a passageway which leads to the rear garden was omitted from the updated picture.

APPROXIMATE DISTANCES

Station 0.2 miles

Village Centre 0.3 miles

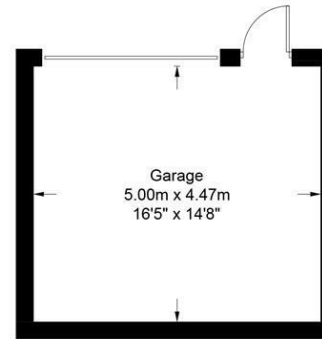
Bohunt School 0.6 miles

A3 junction 1.3 miles

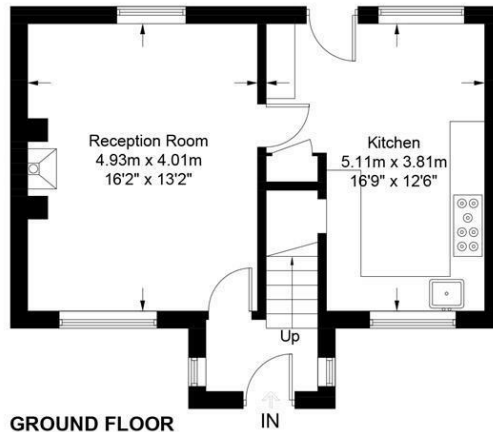
Haslemere 4.0 miles

Petersfield 10 miles

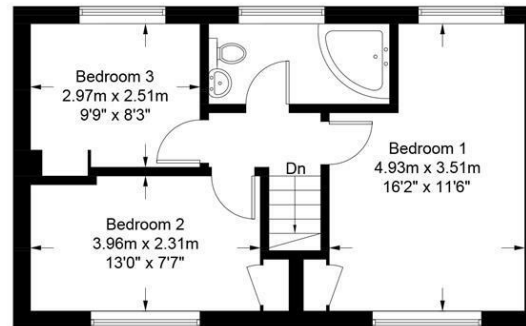
Approximate Gross Internal Area = 85.7 sq m / 922 sq ft
 Garage = 22.4 sq m / 241 sq ft
 Total = 108.1 sq m / 1163 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1263256)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
 gas central heating

31st December 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

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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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 T: 01483 880 900

HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
 T: 01483 223101

