



Willow Close, Liphook, Hampshire.
Price Guide £825,000 Freehold

**2 WILLOW CLOSE
LIPHOOK HAMPSHIRE. GU30 7HX**

Price Guide £825,000

Highly sought after residential development

Small cul de sac location

Living room/family room/study

Kitchen/breakfast room and separate dining room

3 further double bedrooms & family bathroom

Spacious & established detached family house

Large porch, hall & cloakroom

Conservatory and large double garage with utility area

Master bedroom with en suite & dressing area

Highly maintained and presentable garden



Railway station 0.3 miles

Village centre 0.5 miles

A3 junction 1.5 miles

Haslemere 4.0 miles

Petersfield 10 miles

Guildford 19 miles

Portsmouth 29 miles

Gatwick 45 miles

Heathrow 40 miles

THE PROPERTY

Type your text here



THE GROUNDS

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SITUATION

The property is situated in a prime location within the highly-regarded Berg development. formally the grounds and arboretum of Chiltley Place, the development was built during the 1960's and contains large mature detached properties all of individual character and highly distinctive architecture. The properties are all set back from the roadside with open plan front gardens and the estate is well supplied with specimen trees, both evergreen and deciduous, together with wide grass verges and attractive areas of well laid out soft landscaping.

Liphook mainline station lies within walking distance and provides commuter services to London Waterloo on the Portsmouth line. Liphook itself provides a wide range of recreational leisure and educational facilities including a Sainsbury's store, the award winning Bohunt Academy, Churcher's, college and Highfield. The surrounding area is noted for its outstanding countryside and abundance of walking , cycling and horse riding.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

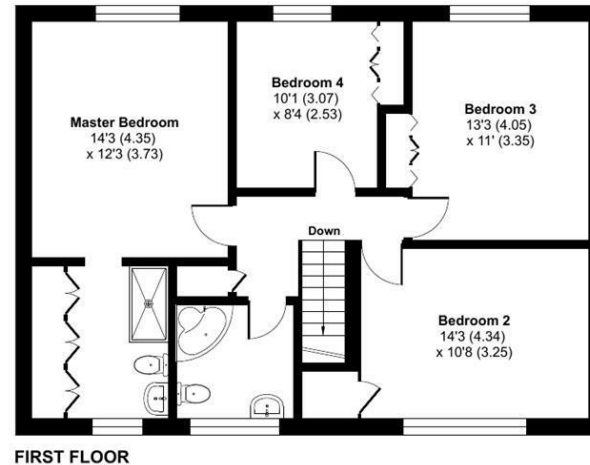
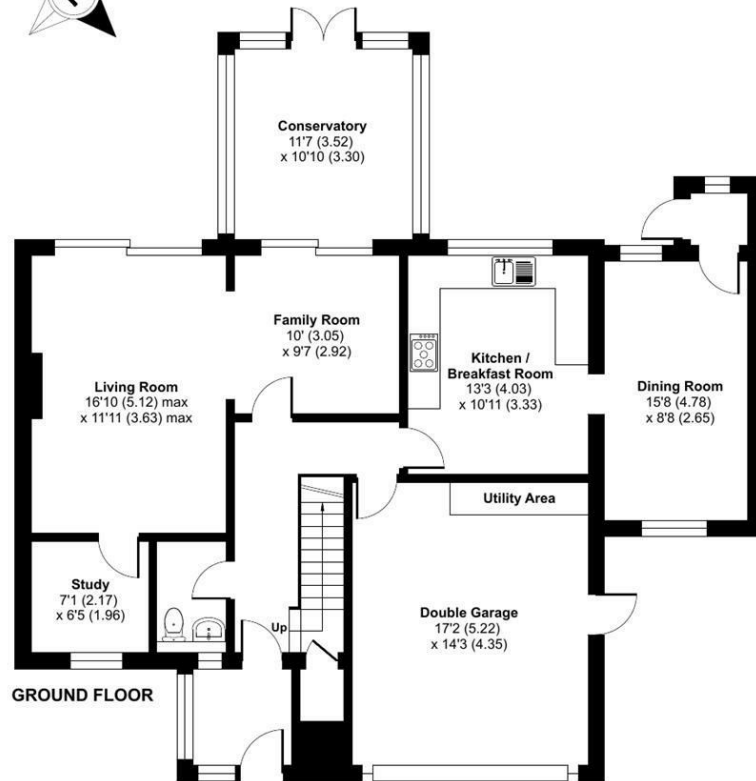
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles



Willow Close, Liphook, GU30

Approximate Area = 1823 sq ft / 169.3 sq m
Garage = 244 sq ft / 22.6 sq m
Total = 2067 sq ft / 191.9 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). © n°chem 2026. Produced for Clarke Gammon. REF: 1425648

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

30th July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in the centre of Liphook proceed along the Midhurst Road in the direction of the station, proceed over the railway bridge and look to turn left into Chitley Way. At the T junction turn left and continue to the top of the hill, once you've entered Willow Gardens look to turn left into Willow Close where number two is the second property on the left.

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

LIPHOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

