



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

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

Type your text here



THE GROUNDS

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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.

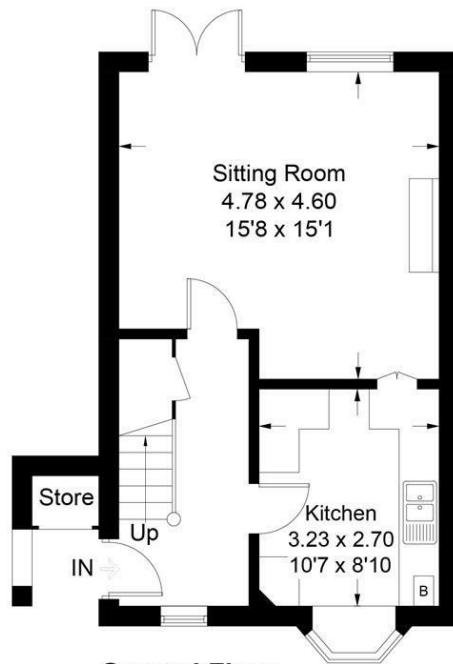
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

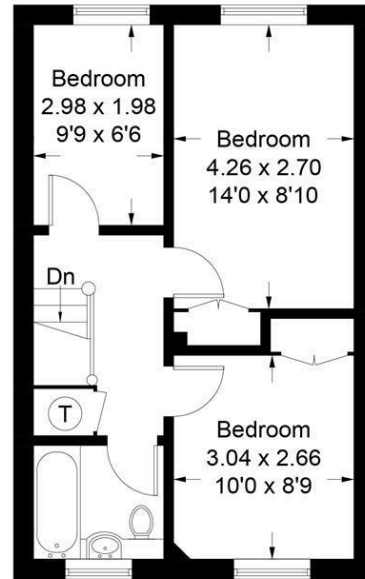
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

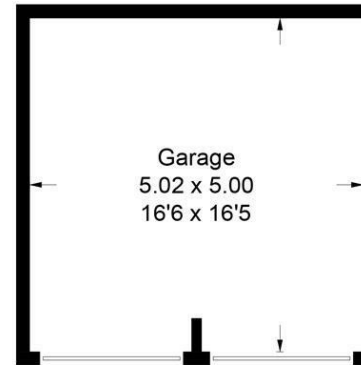
Approximate Gross Internal Area = 78.1 sq m / 841 sq ft
 Garage = 25 sq m / 269 sq ft
 Total = 103.1 sq m / 1110 sq ft
 (Including Store)



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)
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LOCAL AUTHORITY

EDDC

COUNCIL TAX

Band D

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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

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

