



Chalcraft Close, Liphook, Hampshire
Price Guide £339,950 Freehold

CLARKE  GAMMON

4 CHALCRAFT CLOSE
LIPHOOK HAMPSHIRE GU30 7PW

Price Guide £339,950

3 Bedroom House.	No onwards chain.
Popular cul de sac.	Living Room opening to Gardens.
Fitted Kitchen.	Close to highly regarded schools.
Bright and light Bathroom.	Mature and secluded Gardens.
Garage in block.	



An attractive terraced home set within a sought-after development in Liphook village, ideally positioned just a few minutes' walk from well-regarded local schools and within easy reach of the village centre.

THE PROPERTY

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SITUATION

The home is situated approximately half a mile from Liphook village centre and even closer to the highly regarded Liphook Infant, Junior, and Bohunt schools. The village offers a range of amenities including local shops, a mainline railway station, a Sainsbury's supermarket, doctors' surgeries, a dentist, and opticians. There is also a selection of pubs, restaurants, and takeaways, as well as a recently opened cinema. For leisure, the area boasts two golf courses, health spas, and extensive countryside walks, much of which is managed by the National Trust or lies within the South Downs National Park.

THE GROUNDS

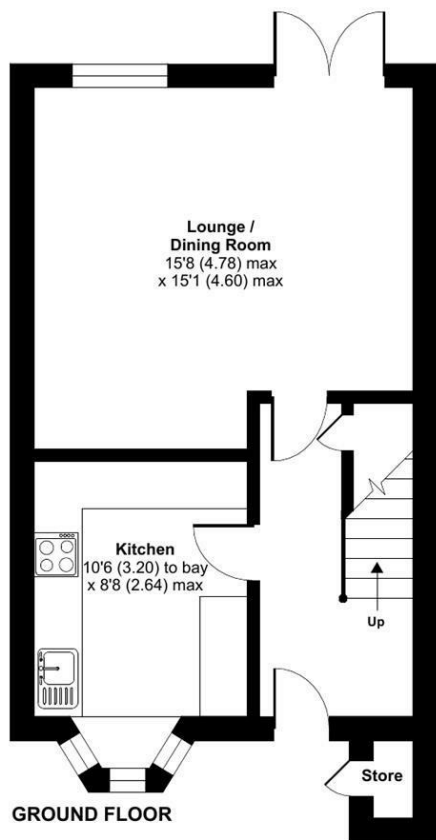
Type your text here

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



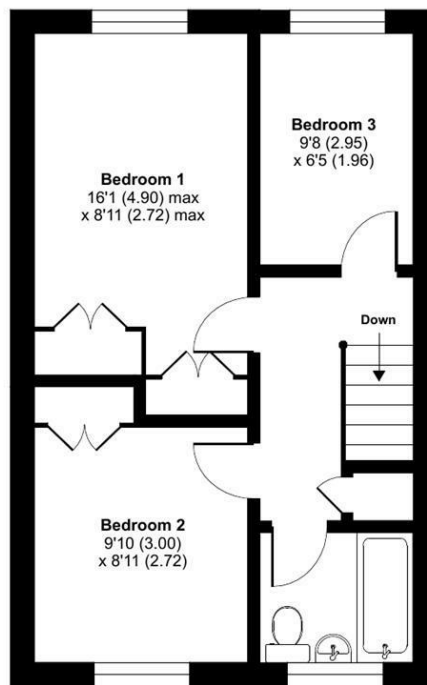
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1305217

Chalcraft Close, Liphook, GU30

Approximate Area = 830 sq ft / 77.1 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

7th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in the centre of Liphook village leave by Longmoor Road and after passing Bohunt School on your left look to turn right into The Avenue. After a short distance turn left into Yeomens Lane and then left again into Chalcraft Close, where number four will be found on the left. Access to the garaging is off Yeomans Lane .

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

