



9 Chiltley Way, Liphook, Hampshire GU30 7HQ
Price Guide £825,000 Freehold

CLARKE  GAMMON
1919

9 CHILTLEY WAY
LIPHOOK HAMPSHIRE GU30 7HQ

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Spacious hall and cloakroom	Three/four bedrooms
Large double aspect sitting room with open fireplace	Large family bathroom
Dining room with view over gardens	Garage and off-street parking
Kitchen/breakfast room	Secluded and beautifully presented garden (east facing)
Study/Bedroom four	Mature quarter acre plot with 100ft road frontage



Situated in one of Liphook's most sought-after locations, this immaculately presented detached house is set on a generous private plot and is within easy walking distance to the centre of Liphook and the mainline station

THE PROPERTY

The house has a spacious reception hall off which is a cloakroom, the double aspect sitting room is of excellent size and enjoys views over the garden, as does the adjoining dining room. The kitchen is situated to the rear of the property and again has a private outlook over the gardens. Lastly, there is a spacious study which can also be used as the fourth bedroom. On the first floor there are three large bedrooms covering the footprint of similar sized four-bedroom properties and there is a large family bathroom with a full suite including a tile shower cubicle.



THE GROUNDS

The gardens are an undoubted feature. The front garden is of open plan and laid to lawn and forms part of the renowned Berg open plan aspect which has always been an attraction to prospective purchasers. There is a single garage with off-street parking for at least two cars. There is space to provide additional garaging if so required. The rear garden is level and enjoys a high degree of privacy with an easterly aspect. There are a range of well-cultivated and maintained specimen shrubs, plants and trees and there is a concealed compost area to the rear of the garden. Between the house and the garage is a secluded patio area that enjoys sunshine most of the day.

SITUATION

The property is situated in a prime location within in 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 superstore, the award winning Bohunt Academy and in the private sector Churchers and Highfield. The surrounding area is noted for its countryside and abundance of walks.

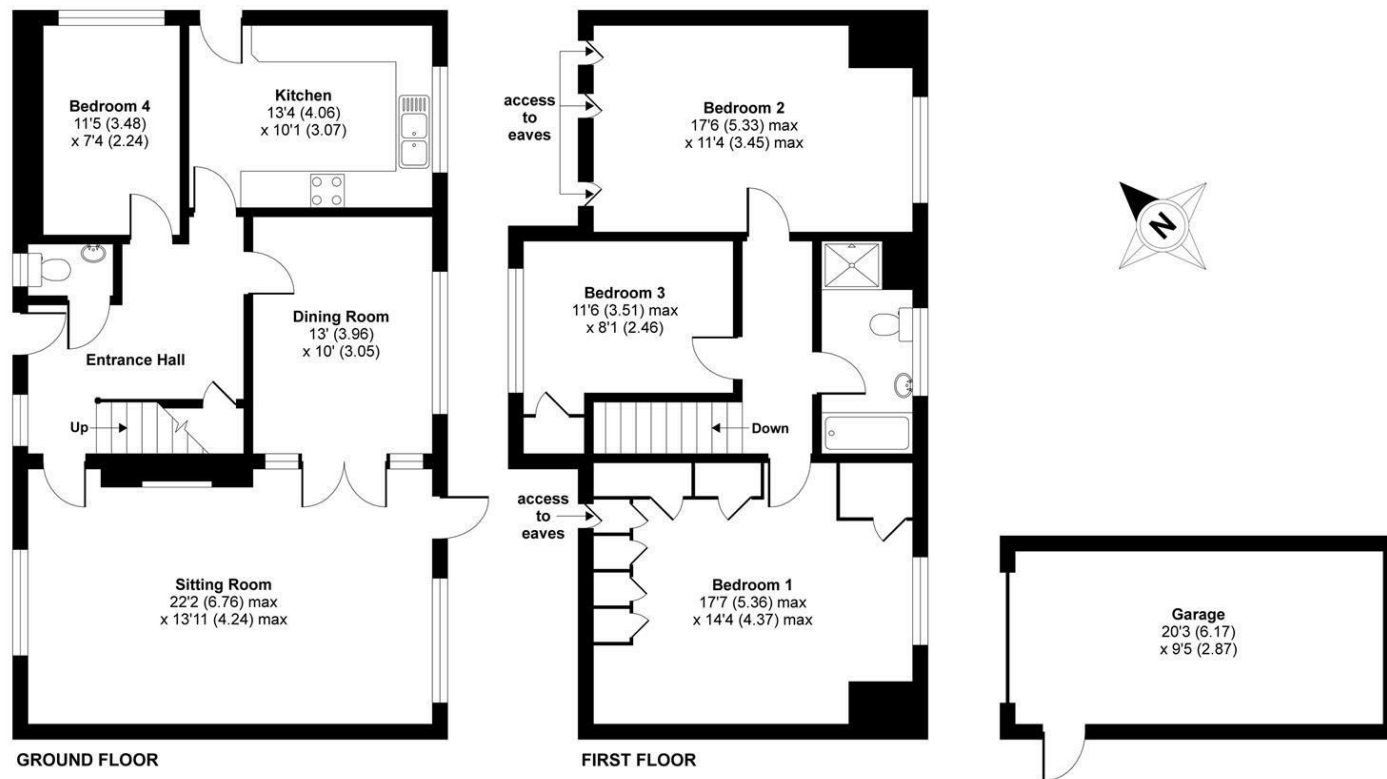
Railway station 0.3 mile
Village centre 0.5 mile
A3 junction 1.5mile
Haslemere 4 miles
Petersfield 10 miles
Guildford 19 miles
Portsmouth 29 Miles
Gatwick 45 Miles
Heathrow 40 miles

All distances approximate

Chiltley Way, Liphook, GU30

Total = 1729 sq ft / 160.6 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 763784

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band G

SERVICES

All mains services

6th July 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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 LIPHOOK 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 in to Chiltley Way and at the T-junction turn right, follow this road around and pass the turning to Shepherds Way on the right, number 9 is the fourth property on the right.

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

