



Wyndham, 10 Chiltley Way, Liphook, Hampshire GU30 7HQ
Price Guide £995,000 Freehold

CLARKE  GAMMON
1919

WYNDHAM, 10 CHILTLEY WAY LIPHOOK HAMPSHIRE GU30 7HQ

Price Guide £995,000 Freehold

An attractive, beautifully presented detached house with private and professionally created gardens, occupying an established and prime location on the desirable Berg development.

The house has been totally modernised and improved in recent years and in particular the addition of a wonderful, vaulted master bedroom suite with walk-in dressing room and en-suite.

The impressive entrance leads to the reception hall off which is the spacious living room with open fireplace and view over the gardens. The dining room similarly has views over the garden and has double connecting doors to both the living room and kitchen/breakfast room. The kitchen has been fitted with American oak units and granite work surfaces and gives access to a matching laundry room, off which is the garden room, cloakroom, and access to the integral double garage. The study is at the front of the house and could double up as a family room, if so desired. The bedrooms are an undoubted feature and there are five in all, with the spacious master suite creating a significant wow factor.

Outside, the front aspect of the property has been designed to maintain the open aspect of the development, there is a wide and sizable driveway which provides parking for numerous cars and leads to the integral double garage. The gardens are stunning and set this property apart from others on the Berg. They are planted with mature trees, shrubs, perennials, and bulbs to provide year-round colour. The back garden is completely secluded and has a magnificent 50-year-old acer tree. Planting is a fusion of naturalistic and new wave. This combination creates a dramatic and beautiful effect - colour, fragrance, movement, and winter structure. There is a small vegetable garden with raised brick beds, a large hidden shed and a greenhouse with a cold frame. The front garden has been completely re-designed with a limestone paving feature entrance. It has a sweeping drive providing plenty of parking with a good size lawn.

- Prime location on desirable Berg development
- Beautifully presented accommodation
- Four reception rooms
- Five bedrooms
- Wonderful, vaulted master suite
- Spacious living room and dining room
- Garden room and large study
- Private and professionally designed gardens
- Level 0.26-acre plot
- Easy access to station, village centre and open countryside.

CG LIPHOOK

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Local Authority: East Hampshire District Council Tax Band G

Services: All mains services









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 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.



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 10 is on the left-hand side.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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

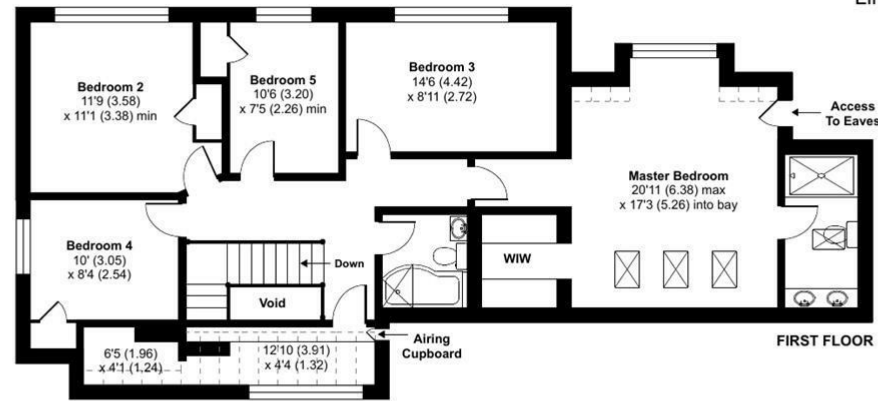
Chiltley Way, Liphook, GU30

Approximate Area = 2479 sq ft / 230.2 sq m (includes double garage)

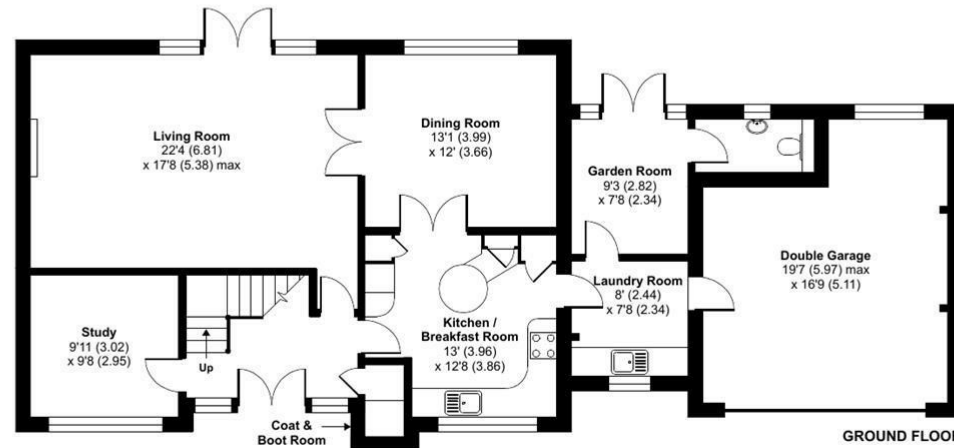
Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 2544 sq ft / 236.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Clarke Gammon. REF: 813316

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.

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