



35 Chiltley Way, Liphook, Hampshire GU30 7HG
Asking Price £995,000 Freehold

CLARKE  GAMMON

35 CHILTLEY WAY LIPHOOK HAMPSHIRE GU30 7HG

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An attractive and beautifully presented detached house with landscaped gardens and occupying an established position on the desirable Berg development.

The property has been modernised in recent years and offers bright and sunny rooms with an adaptable and flexible layout. The entrance features a reception hall with a vaulted ceiling opening to a spacious double aspect living room with an open fireplace with wood burning stove and views and access to the garden. From the living room there is a connecting door to a tucked away sitting room which is double aspect to the front and rear with a door out to the rear garden. The kitchen which was refitted in 2014 offers an attractive range of worksurfaces, cupboards and drawers and an electric Aga and integrated fridge/freezer. There is a large sliding door to the garden and a partially covered terrace area. The back door leads to a utility room with sink unit, appliances spaces, hot water cylinder and gas fired boiler. The ground floor is completed by a ground floor bedroom with fitted cupboards and double-glazed windows with attractive shutters and an adjacent modern bathroom. To the first floor, the galleried landing leads to three good size double bedrooms and a modern family bathroom.

Outside, the front of the property has open plan lawns with a driveway leading to a double garage with twin up and over doors and storeroom to the rear. A side gate leads to the side passageway giving access to the kitchen and outside utility room and leads to the rear garden. As is common with the Berg the gardens are a lovely feature of the property, offering patios including a part covered area with low retaining stone wall, leading up to a level expanse of manicured lawns with well-stocked beds and borders providing a variety of colour and variation.

- Four bedrooms
- Two bathrooms
- Two reception rooms
- Modern kitchen/dining room
- Double garage
- Ample driveway parking
- Beautifully presented gardens
- Quarter acre plot
- Easy access to the station, village centre and open countryside
- Desirable location

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. Formerly 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 newly opened Living Room Cinema and 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 proceed a short distance where Number 35 will be found on the right.

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	72	82
(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

Chiltley Way, Liphook, GU30

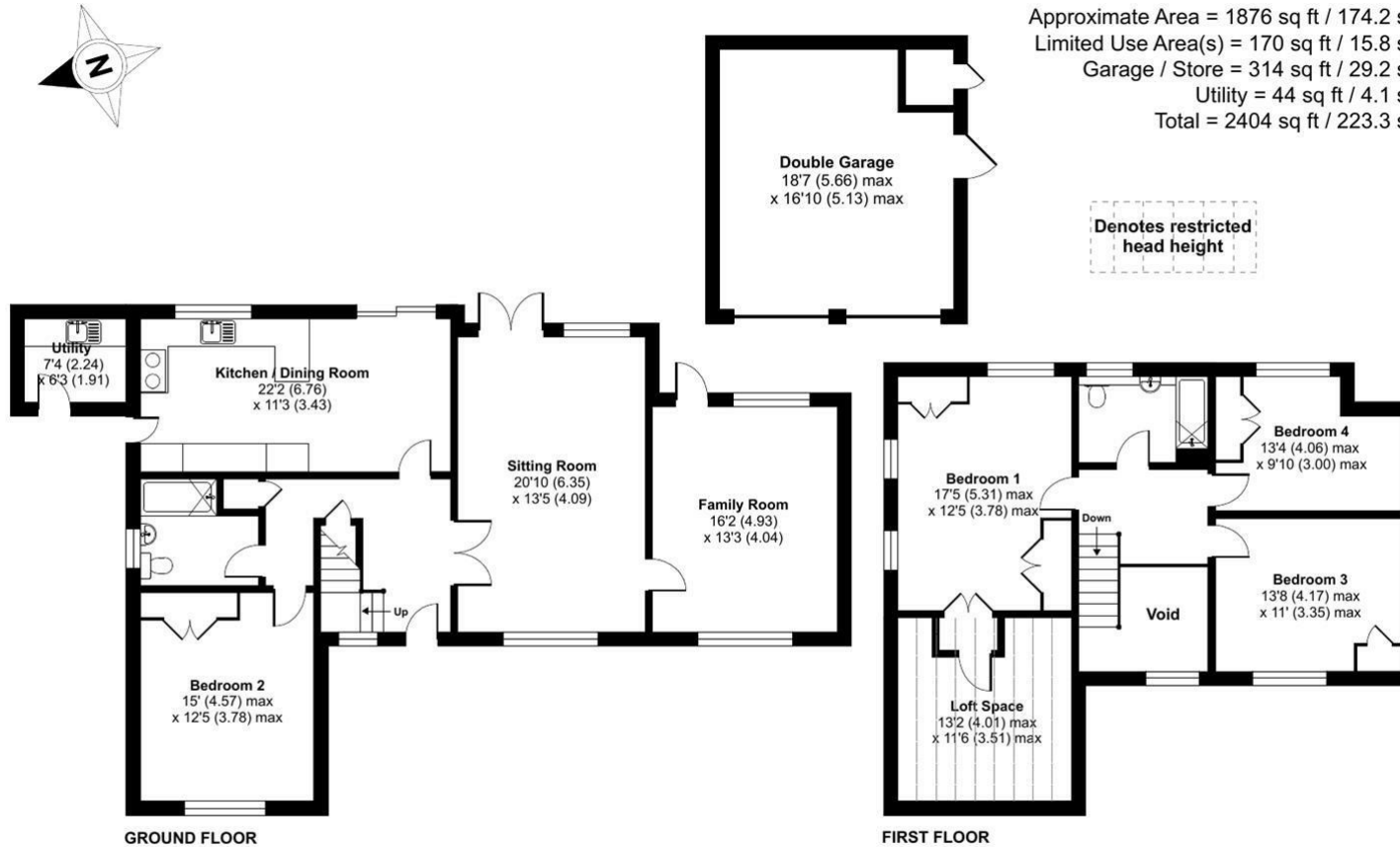
Approximate Area = 1876 sq ft / 174.2 sq m

Limited Use Area(s) = 170 sq ft / 15.8 sq m

Garage / Store = 314 sq ft / 29.2 sq m

Utility = 44 sq ft / 4.1 sq m

Total = 2404 sq ft / 223.3 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2022. Produced for Clarke Gammon. REF: 846783

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

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LIPHOOK OFFICE
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