



**2 Chiltley Way, Liphook, Hampshire GU30 7HQ**  
**Price On Application Freehold**

CLARKE  GAMMON

2 CHILTLEY WAY  
LIPHOOK HAMPSHIRE GU30 7HQ

## Price On Application

Three/four double bedrooms	Double glazing
Two bathrooms	Well-presented throughout
Living room with garden views	Gas heating system
Superb open plan kitchen and dining room	Attractive landscaped gardens
Double garage	Sought-after location



**A beautifully presented detached bungalow, set in a much sought-after location on a third of an acre plot.**

### THE PROPERTY

A rarely available detached bungalow, situated within delightful grounds in one of Liphook's most sought-after locations. The property has been comprehensively modernised and improved and offers light and airy accommodation with most of the rooms enjoying delightful views over the well-tended gardens. Set on a corner plot of approximately a third of an acre, the accommodation offers a versatile layout and is also well-positioned for the village centre and mainline station. Viewing highly recommended.



## THE GROUNDS

To the front, a large driveway flanked by well-stocked gardens leads to a double garage with light power and door to the garden. To each side of the property, access leads to paved terraces and the remainder of the rear garden, which is a stunning feature of the property, which has been nurtured over the years and offers beautifully manicured lawns with well-stocked shrub beds and borders. The garden is well-enclosed by mature trees and conifers offering a good degree of privacy.

## SITUATION

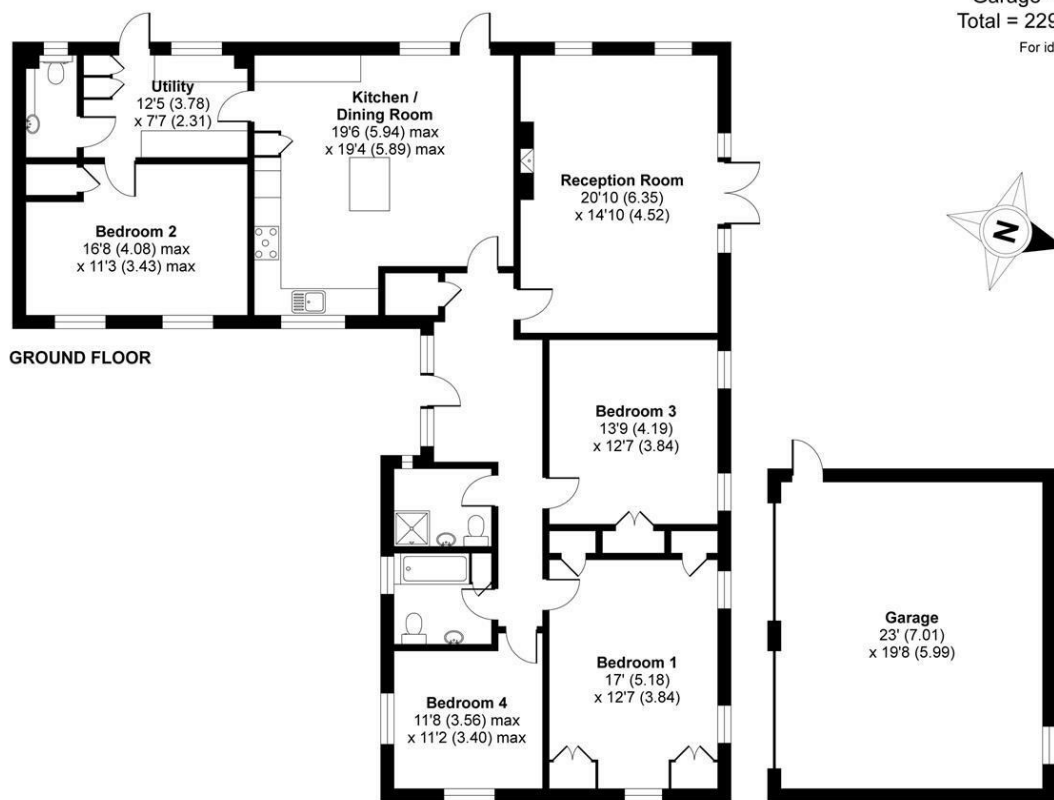
The property is situated in a prime location within in the highly regarded Berg development. Formally the grounds and arboretum of Chiltley Place the development was built during the 1960's and contains large mature detached properties all of individual character and highly distinctive architecture. 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 Churcher's 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

Approximate Area = 1843 sq ft / 171.2 sq m  
 Garage = 453 sq ft / 42 sq m  
 Total = 2296 sq ft / 213.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 766774

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX

Band F

### SERVICES

All mains services

5th April 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 on the Junction of Shepherds Way number 2 will be found.

### 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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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
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AUCTION ROOMS  
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