



**30 Chiltlee Manor Estate, Liphook, GU30 7AY**  
**Leasehold**

CLARKE  GAMMON  
1919

**30 CHILTLIE MANOR ESTATE  
LIPHOOK GU30 7AY**

Chain free sale  
2 bedrooms  
Large reception room  
Central village location

Garage in block  
Attractive grounds  
Scope to improve  
Extended Lease on  
Completion

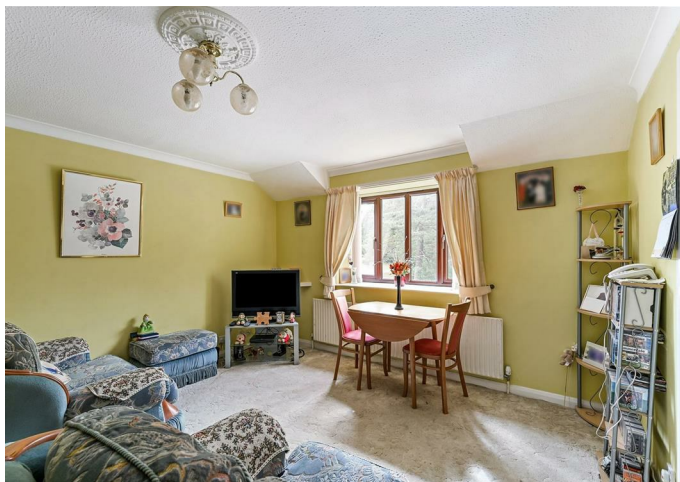


**New to the market-an upstairs 2  
bedroom maisonette,  
competitively priced and with no  
onward chain.**

**THE PROPERTY**

In a tucked away corner of the Chiltlee Manor estate, neighbouring Haselmere road, this upstairs maisonette is just stones throw from the village centre with its range of coffee shops and pubs and about a 10 minute walk to the station.

Offered with no onward chain, the property could make an ideal first time home or downsize option. The property does now require updating inside. The accommodation within comprises a living room with separate kitchen. From the inner lobby there is a double bedroom with good storage space, as well as a second bedroom and a shower room. Gas central heating is provided via a modern/replacement boiler.



## THE GROUNDS

There is a Garage in a nearby block. The grounds of the Chiltlee Manor Development are well regarded locally for their well tended park like lawns with pond, mature trees and flower beds and pathways.

## SITUATION

Occupying a convenient position and within easy walking distance of the centre of Liphook, which boasts a useful selection of both local and national shops including a Sainsbury's supermarket. The nearby Liphook mainline railway station provides excellent commuter services on the London, Waterloo to Portsmouth line, whilst the A3 offers superb links to London, Guildford and the M25 to the north and Portsmouth and the coast to the south. The surrounding area is noted for its beauty much of which is owned by the National Trust or lies within the South Downs National Park. Liphook has excellent recreational facilities including The Living Room Cinema, Champneys Health Spa and the Old Thorns Country Club, as well as golf courses and a superb selection of pubs and restaurants.

Tenure - Leasehold – circa 53 years remaining- A BRAND NEW LEASE WILL BE ISSUED ON COMPLETION.

Liphook mainline station – 0.5 miles

A3 - 1 mile

Haslemere 3.5 miles

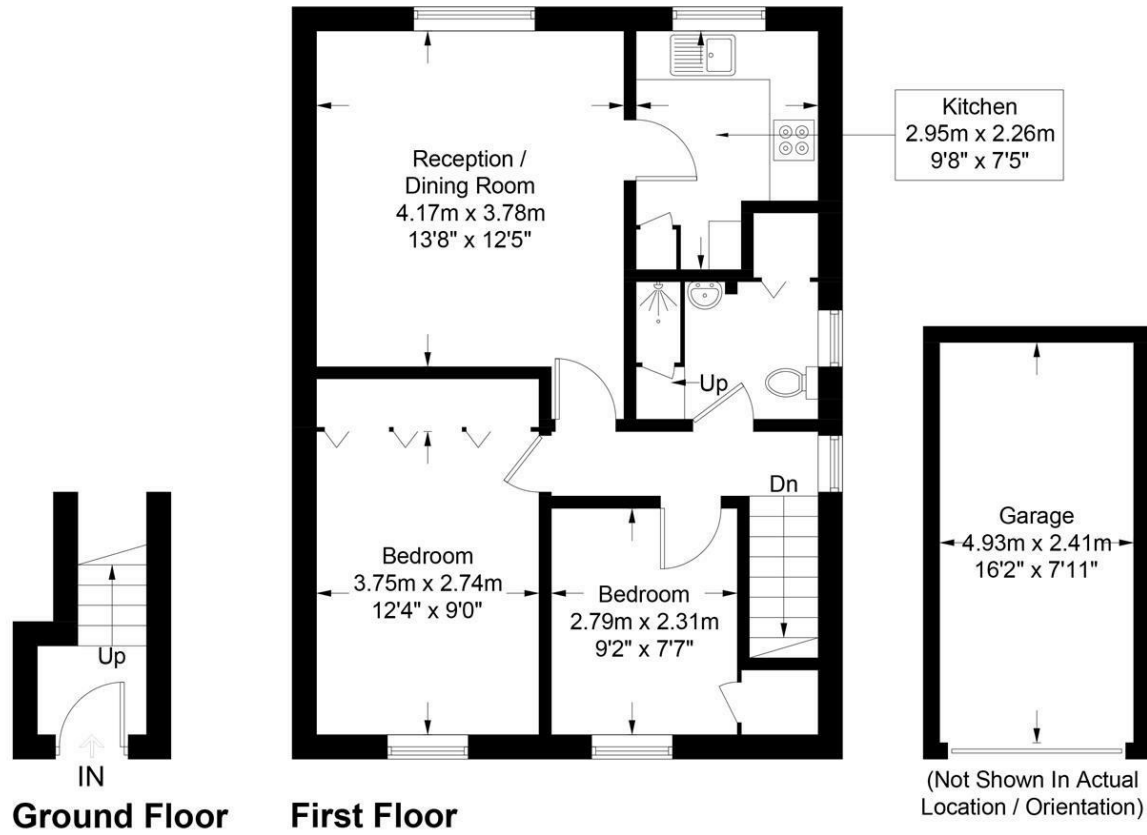
Petersfield - 8.5 miles

Guildford -18 miles

Heathrow – 41 miles

Gatwick – 50 miles

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft  
 Garage = 11.9 sq m / 128 sq ft  
 Total = 68.4 sq m / 736 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1234232)  
 Produced for Clarke Gammon

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band C

**SERVICES**

Mains water, electricity, mains drainage  
 gas central heating

5th May 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(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**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED  
 T: 01428 728900  
 E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)  
[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**

From our Liphook office, head North on Haslemere road. Chiltee Manor estate will be found a short way along on the right hand side. When in the development head round the the far left side where this property 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**

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

