



Chiltlee Manor Estate, Liphook, Hampshire. GU30 7AZ
Price Guide £225,000 Leasehold

CLARKE  GAMMON
1919

**77 CHILTEE MANOR ESTATE
LIPHOOK GU30 7AZ**

Price Guide £225,000

1st floor maisonette	Kitchen
No onward chain	2 Bedrooms
Tastefully presented	Bathroom
Own front door, stairs and hall	Garage in block
Living room	Spacious Park like communal grounds



**An established first floor
maisonette presented to a high
standard and tucked away on the
desirable Chiltlee Manor Estate in
the centre of Liphook.**

THE PROPERTY

Set in the much-favoured Chiltlee Manor Estate with its' park like grounds. The 1st floor maisonette is just a stone's throw from the village centre. Offered for sale with vacant possession and a renewed lease.

The property is beautifully and tastefully presented. The accommodation has been carefully maintained and offers a living room, a kitchen with elevated views, 2 good sized bedrooms, and a bathroom.



THE GROUNDS

There is a single garage in a nearby block. The grounds of the Chiltlee Manor Estate are highly regarded locally and are well tended with park like lawns and a pond. There are mature trees, flower beds and pathways. The maisonette does have its own small, dedicated area of garden suitable for garden furniture.

SITUATION

The property occupies a convenient position, and is within easy walking distance of the centre of Liphook. The town boasts a useful selection of local shops, including a large Sainsburys supermarket. Nearby, is Liphook's mainline station which provides an excellent commuter service on the Waterloo line to London and Portsmouth. The A3 offers a superb vehicular link to London, Guildford, and the M25 to the north, and south to Portsmouth and the coast. The surrounding area is noted for its beauty, much of which is owned by The National Trust, or it lies within the South Downs National Park. Liphook has excellent recreational facilities, including the Living room cinema, Champneys health spa, and Old Thorns Golf and Country Club. There is an excellent range of golf courses locally, and there is a superb selection of public houses and restaurants.

Liphook mainline station – 0.5 miles

A3 - 1 mile

Haslemere 3.5 miles

Petersfield - 8.5 miles

Guildford -18 miles

Heathrow – 41 miles

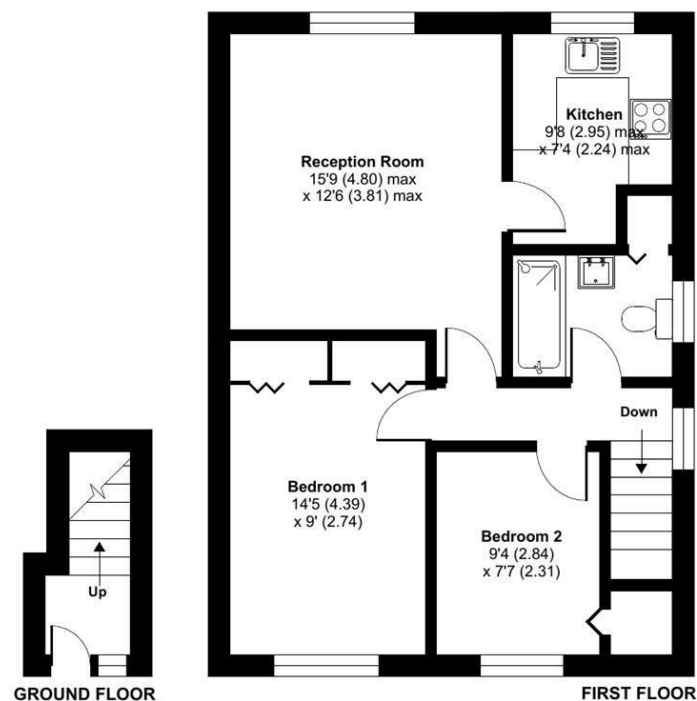
Gatwick – 50 miles



Chiltlee Manor Estate, Liphook, GU30

Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Clarke Gammon. REF: 1336005

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band B

SERVICES

All mains services

New lease over 140 years. £77.00 pm communal maintenance. £225.00 for annual buildings insurance.

28th August 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Liphook, proceed along the Haslemere Road where the entrance to Chiltlee Manor Estate will be found on the right-hand side. No 77 is situated in the far-right hand corner.

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

