



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

77 CHILTLEE 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 1<sup>st</sup> 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 caringly maintained and offers a living room, a kitchen with elevated views, 2 good sized bedrooms, and a bathroom.



## 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.

## 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.

Liphook mainline station – 0.5 miles

A3 - 1 mile

Haslemere 3.5 miles

Petersfield - 8.5 miles

Guildford -18 miles

Heathrow – 41 miles

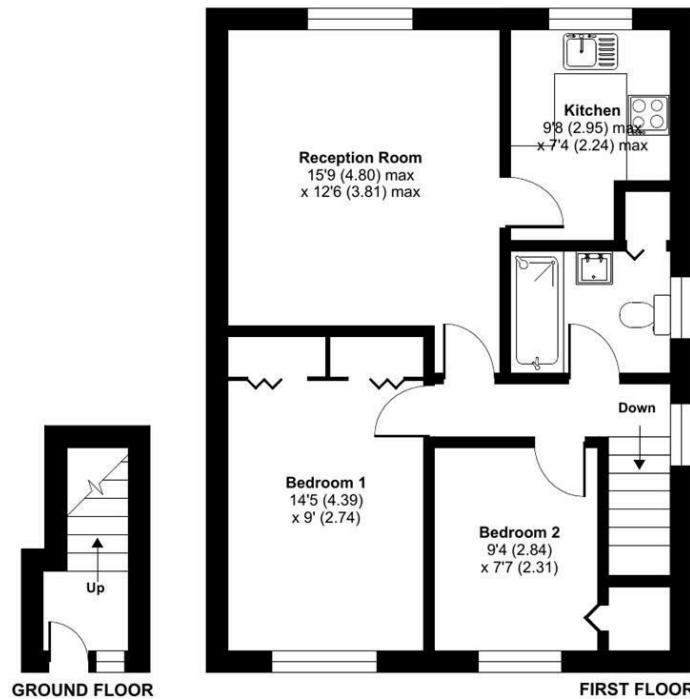
Gatwick – 50 miles



## 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). ©ntchecom 2025. Produced for Clarke Gammon. REF: 1336005

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX

Band B

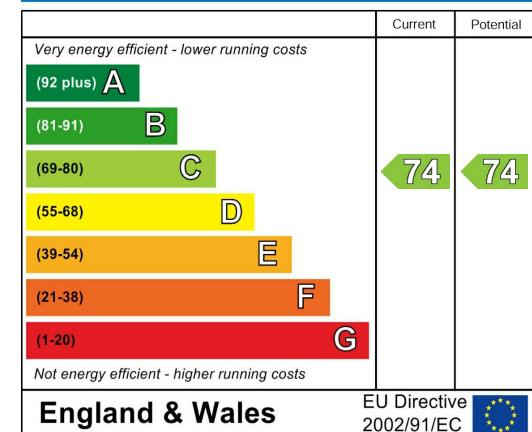
### SERVICES

All mains services

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

12th January 2026

### Energy Efficiency Rating



### CG LIPHOOK OFFICE

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### 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

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