



**14 Chiltlee Close, Liphook, Hampshire GU30 7BP**  
**Price Guide £695,000 Freehold**



**14 CHILTEE CLOSE  
LIPHOOK HAMPSHIRE GU30 7BP**

**Price Guide £695,000**

Master bedroom with en-suite shower room

Three further bedrooms

Family bathroom

Loft room

Sitting room

Open plan area consisting of kitchen/family/games room

Utility room

Downstairs cloakroom

Parking to the front & Large garage

A substantially extended and much improved family house.



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#### THE PROPERTY

The property is situated at the end of this quiet yet central cul-de of similar properties, many of which have been extended. The accommodation offers spacious and flexible accommodation and features a stunning open plan area which comprises kitchen with excellent range of fitted units which leads to both a family room and games room which has a vaulted ceiling with skylight windows and is double aspect with a door out to the rear garden. There is also a large separate sitting room which has an open fire. Upstairs, the master bedroom has fitted wardrobes and an en-suite shower room and in addition there are three further good size bedrooms and a family bathroom. Approached by a pull-down ladder, the loft has been converted to provide a useful hobby/games room.





## THE GROUNDS

To the front, a block paved driveway for three vehicles, with a side driveway leading to a garage, above average size with roller door and a rear door to the garden. The rear garden has been landscaped for ease of maintenance with split level terraces, outside cooking and BBQ area with an artificial lawn, raised borders and substantial entertaining Gazebo.

## SITUATION

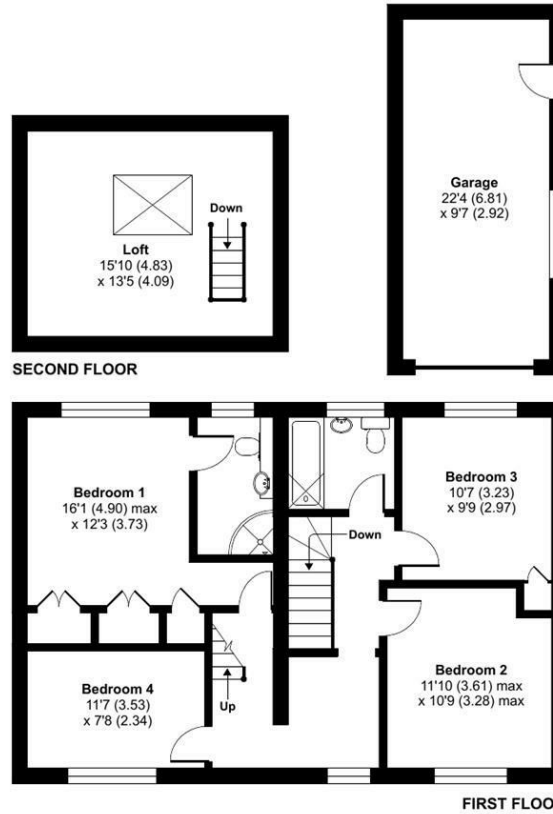
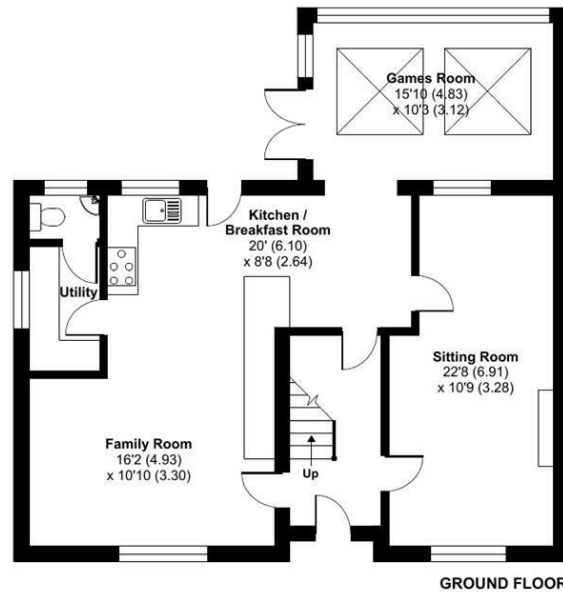
Chiltee Close is a small residential cul-de-sac of similar properties, ideally placed for the village centre and within walking distance of the local amenities including the mainline station and the well-regarded schools including the outstanding Ofsted rated Bohunt Academy. Also within walking distance is Radford Park a delightful area offering woodland and walks. Liphook itself is surrounded by some lovely open countryside, much of which is either owned by The National Trust or set within the South Downs National Park. The A3 can be accessed at the Bramshott junction and provides good road links to Guildford, the M25 and London to the north, Petersfield, Portsmouth, M27 and the coast to the south. Liphook mainline station provides services on the London Waterloo line, whilst the nearby towns of Haslemere and Petersfield both offer more extensive shopping and leisure amenities.

Liphook Station 1.1 mile  
 Liphook village centre 0.5 mile  
 Haslemere 4 miles  
 Petersfield 11 miles  
 Guildford 18 miles  
 Portsmouth 29 miles  
 Heathrow airport 44 miles  
 Gatwick airport 52 miles

## Chiltlee Close, Liphook, GU30

Approximate Area = 2191 sq ft / 203.5 sq m (includes garage)

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°chemcom 2025. Produced for Clarke Gammon. REF: 828634

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX

Band D

### SERVICES

All mains services

11th September 2025

### 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>		
(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

### 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.

### CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

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### DIRECTIONS

From our office in the village centre leave via Haslemere Road where Chiltlee Close is the third turning on the left, turn in to Chiltlee Close and the property will be found on the right-hand side.

### 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

