



Shepherds way, Liphook, Hampshire  
£1,275,000 Freehold

CLARKE  GAMMON



32 SHEPHERDS WAY  
LIPHOOK HAMPSHIRE GU30 7HF

£1,275,000

Highly desirable open plan living

Enlarged & refurbished to a very high standard

Hall, Cloakroom & utility room with direct access to double garage

Sitting room with quality & attractive fire

Open & flexible kitchen/family & dining room

Master bedroom with ensuite & dressing room

4 Further bedrooms 1 with ensuite & 3rd bathroom

Log cabin/home office

Excellent parking & double garage

Large private & sunny rear garden 120' x 75' (SE) 0.32 acre plot



Railway station 0.3 miles

Village centre 0.5 miles

A3 junction 1.5 miles

Haslemere 4.0 miles

Petersfield 10 miles

Guildford 19 miles

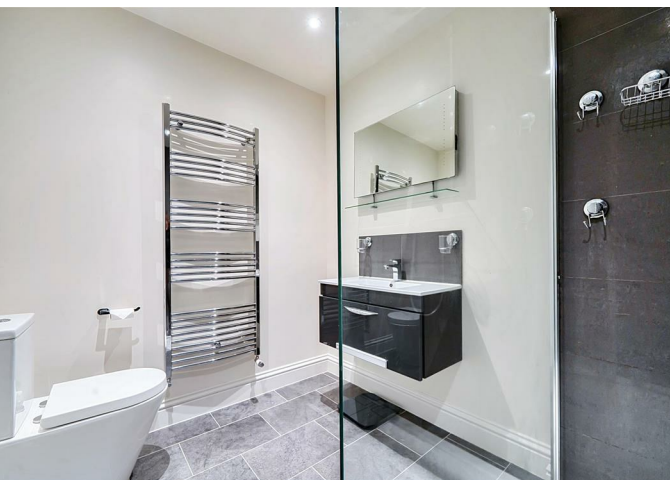
Portsmouth 29 miles

Gatwick 45 miles

Heathrow 40 miles

## THE PROPERTY

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## THE GROUNDS

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## SITUATION

The property is situated in a prime location within 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 store, the award winning Bohunt Academy, Churcher's, college and Highfield. The surrounding area is noted for its outstanding countryside and abundance of walking , cycling and horse riding.

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles





## Shepherds Way, Liphook, GU30

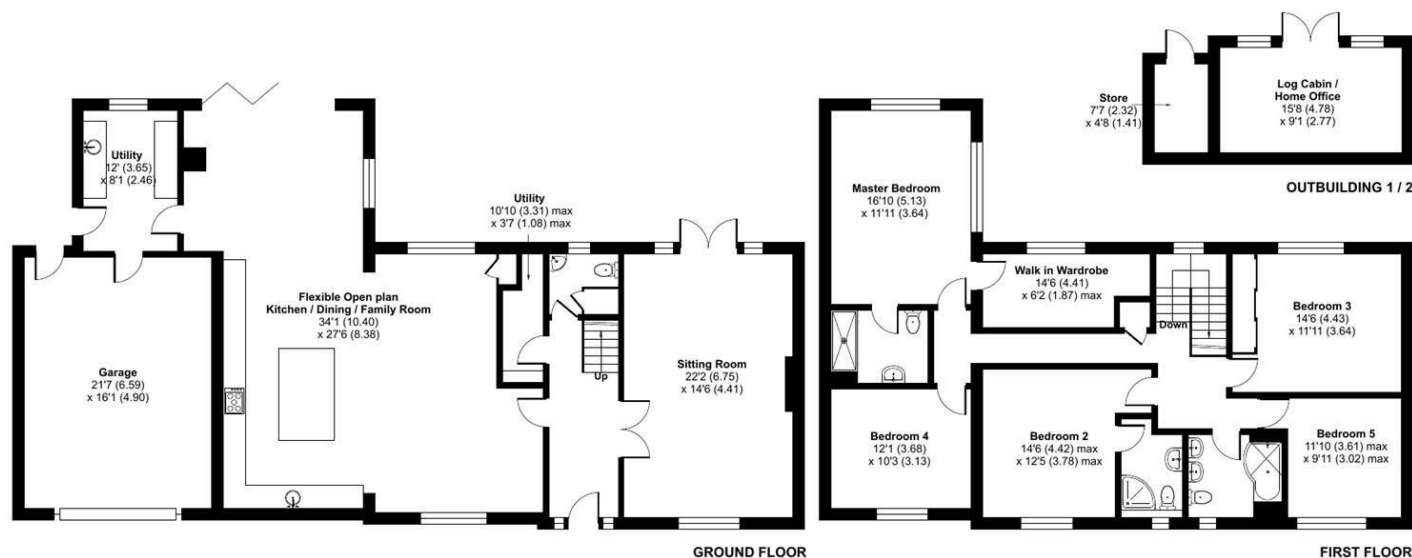
Approximate Area = 2645 sq ft / 245.7 sq m

Garage = 348 sq ft / 32.3 sq m

Outbuildings = 178 sq ft / 16.5 sq m

Total = 3171 sq ft / 294.5 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°chemcom 2026 Produced for Clarke Gammon. REF: 1431715

### LOCAL AUTHORITY

### COUNCIL TAX

Band

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

30th July 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>                            |                         |           |
| (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>                  | 73                      | 79        |
|                                             | EU Directive 2002/91/EC |           |

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

### 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 into Chiltley Way. At the T. Junction turn left. Turn first right into Shepherds Way where 32 will be found towards the top on the righthand side.

### 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

