



Chiltee Manor Estate, Liphook

**Asking Price £185,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Chiltlee Manor Estate, Liphook

A beautifully renovated and generously sized one-bedroom first-floor maisonette, thoughtfully updated by the current owner. Set within attractive, well-maintained communal gardens in a tranquil setting, the property also benefits from a nearby garage as well as additional resident parking.

Chiltlee Manor is conveniently situated just a short walk from the village centre, offering a variety of shops, cafes, pubs, restaurants, golf courses, and essential services such as doctors, dentists, and major supermarkets. For commuters, a mainline station provides direct access to London Waterloo. Further amenities can be found in the nearby towns of Haslemere, Petersfield, and Farnham.

The entrance hall features a double-glazed door and window, coat hanging area, shelving, and a storage cupboard, with stairs leading to the first floor. The landing provides access to a storage cupboard housing the wall-mounted gas boiler, thermostat, and an insulated loft.

The bright lounge overlooks the communal grounds and flows into a modern kitchen with double-glazed windows, stylish units with mosaic glass tiles, ample work surfaces, a four-ring electric hob, built-in electric oven, and a washing machine and a full-size fridge freezer.

The front-aspect bedroom includes built-in double wardrobes, an additional storage cupboard. The contemporary bathroom boasts a white suite with an enclosed bath, shower mixer and screen, countertop basin with mixer tap and storage and a recessed wall mirror.



Location - Liphook

Located near the centre of the village of Liphook with its range of shops including Sainsbury's supermarket, doctors surgeries and library. Liphook station is on the Waterloo/Portsmouth mainline with a journey time to London of about an hour. There is an excellent choice of both state and private schools within the vicinity including Churchers Junior School and Bohunt Secondary School which won the TES Secondary School of the Year in 2014. There are many acres of fine countryside close at hand including much under the ownership of the National Trust.

Local authority


East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

Additional Information

All main services

Tenure

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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
		





Total area: approx. 47.8 sq. metres (514.6 sq. feet)

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