



53c Chiltley Lane, Liphook - GU30 7HJ

Guide Price £475,000 - Freehold



A unique opportunity to own this iconic two bedroom Grade II Arts & Crafts cottage. Forming the central portion of Goldenfields House, incorporating the clock tower with far-reaching views.

- Unique & Characterful Grade II Listed Cottage
- Magnificent 360 Degree Far Reaching Views From The Belfry
- Sitting Room With Ornate Working Fireplace
- Fitted Kitchen/Breakfast Room
- Downstairs Cloakroom
- Hall
- Two Spacious Bedrooms
- Delightful Front & Rear Gardens
- Single Garage

This iconic and characterful Grade II listed cottage designed by Philip Webb is located on the rural fringes of Liphook.

The Clockhouse has been lovingly renovated whilst still keeping its attractive and original features - latched, leaded casement windows, decorative working fireplace, quarry tiles and the jewel in the crown being the turret clock and belfry with a 1905 Gillet & Johnston clock - the heartbeat of the house. The clock weight takes a week to descend through the stairwell to the ground floor and the belfry affords magnificent 360 degree far reaching views - one of the highest points in the area.

The two gardens are a delight. A herringbone brick path leads to the front door past a 'secret' wild flower garden. Fronting Chiltley Lane, a level area of lawn is bordered by flowerbeds. In all, a most charming and beautifully presented property located just 1/3 mile from the station and Liphook village yet with a delightful rural feel.

N.B. The Clockhouse has a single garage and a parking space (not on the title) and a small area of flying freehold.

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Electric, gas, water and drainage. (as advised by out vendor)

Council Tax Band: E (£2,596) East Hampshire District Council

Directions:

SATNAV: **GU30 7HJ** // what3words: zaps.available.basher

Location:

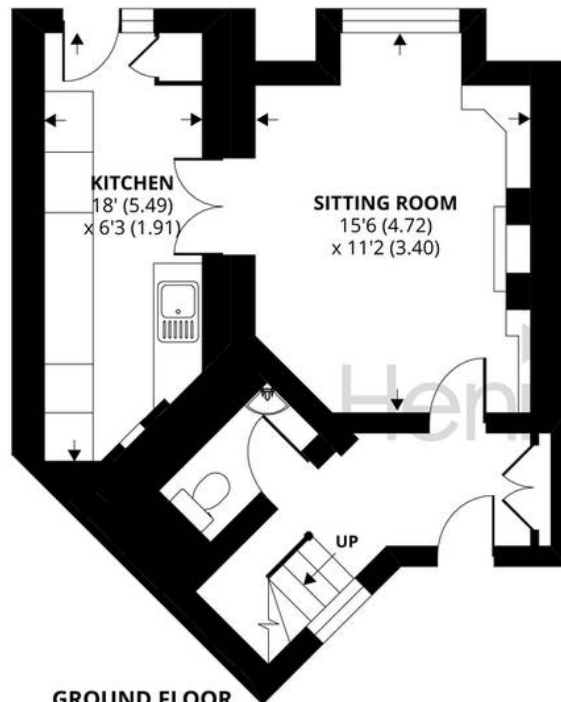
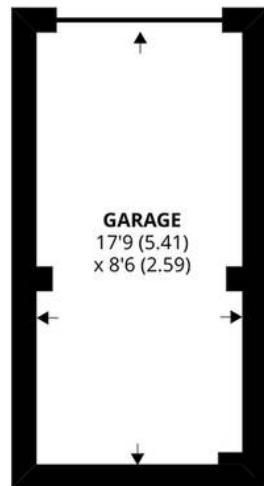
Located on the rural fringes of Liphook yet just 0.5 miles from Liphook station. Liphook offers a good selection of shops including a Sainsbury's Superstore, a doctors surgery and popular, well regarded local schools including Bohunt. The main line station with trains to London and Portsmouth is close by, as is access to the A3. There are a number of excellent golf courses nearby including Old Thorns and Liphook.

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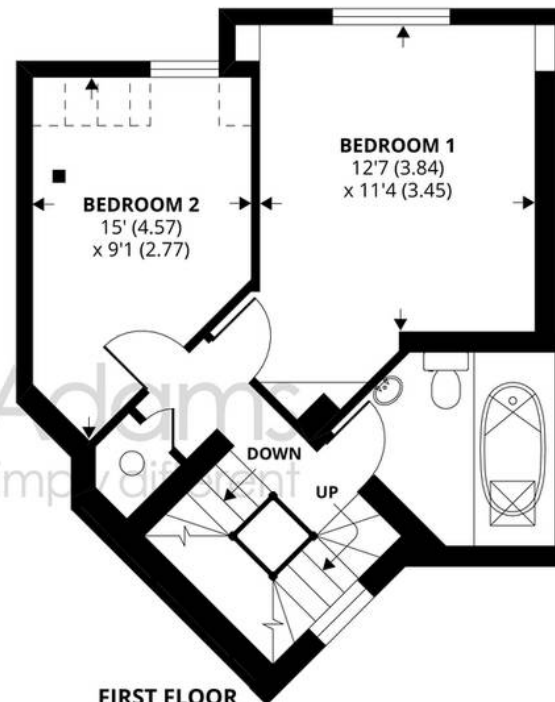




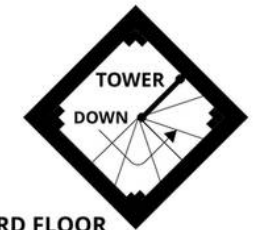
Denotes restricted
head height



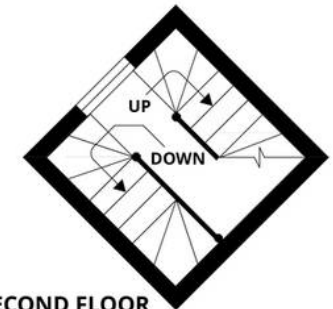
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

The Clockhouse, 53C Chiltley Lane, Liphook

Approximate Area = 1084 sq ft / 100.7 sq m (includes garage)

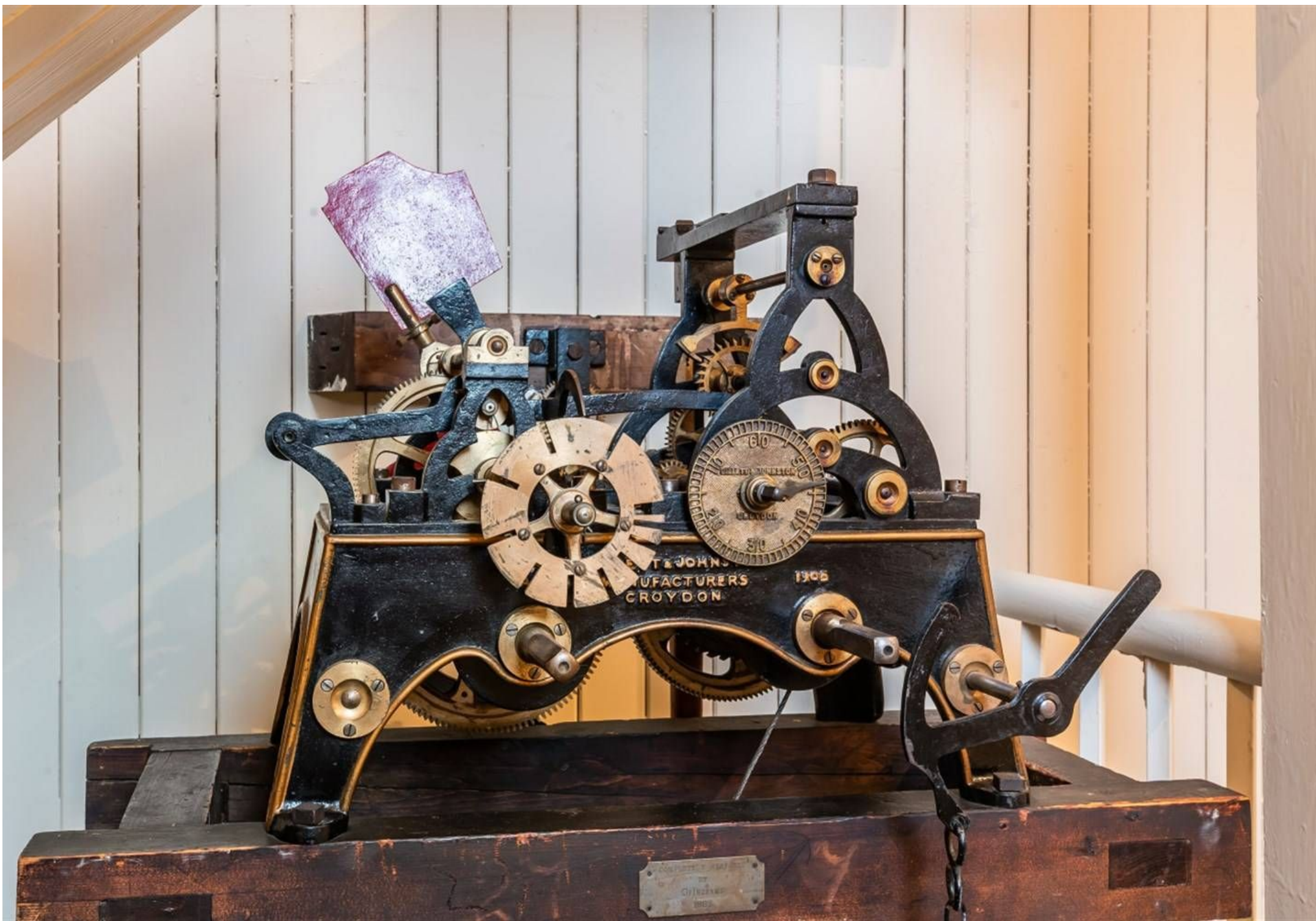
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Henry Adams. REF: 634696





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any