



**83 Chiltley Way, Liphook, Hampshire**  
**Price Guide £999,995 Freehold**



CLARKE  GAMMON



83 CHILTLEY WAY, LIPHOOK, HAMPSHIRE GU30 7HE

## Price Guide £999,995 Freehold

A beautifully presented and spacious family house offering flexible accommodation with large private gardens on the highly desirable and sought after Berg development. No onward chain.

The house has been the subject of considerable modernisation and improvement by the current owners which include the adapting and landscaping of the large gardens which are an undoubted feature.

The stylish front entrance leads to the hallway and cloaks cupboard with additional understairs storage and separate cloakroom cupboard. The sitting room is a good size and has access to the substantial full width garden room which itself opens out onto the sun terracing, but also gives access to the tastefully presented, vaulted study. To the front of the house is the large dining room which has previously been a family room with a dining facility available in the kitchen or beyond in the garden room. The kitchen has been adapted to offer considerable storage and extensive worktops, there is also a large breakfast bar. The kitchen also opens up to the garden room.

The bedroom accommodation offers a substantial main bedroom suite with front and rear windows, a dressing room and en-suite bathroom with a bath, separate shower unit, low level WC and vanity washbasin. There are 3 further double bedrooms and a family bathroom.

- **Hall and Cloakroom**
- **Sitting room/ Large dining room**
- **Substantial garden room/Vaulted study off**
- **Kitchen breakfast room/utility**
- **spacious master bedroom suite**
- **3 Further Bedrooms**
- **Family Bathroom**
- **Garage and parking for numerous cars**
- **Large and private rear gardens**
- **Sizeable vegetable garden and large L-shaped workshop**

### CG LIPHOOK

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**Local Authority:  
Services:**

EHDC Tax Band G  
All Mains Services

















## SIUTATION

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.






## 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, follow the signs to Chiltley Way where number 83 will be found on the left-hand side at the end of a long drive.

**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**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# Chitley Way, Liphook, GU30

Approximate Area = 2266 sq ft / 210.5 sq m (excludes void)

Garage = 206 sq ft / 19.1 sq m

Workshop & Shed = 216 sq ft / 20 sq m

Total = 2688 sq ft / 249.7 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). © ncheom 2023. Produced for Clarke Gammon. REF: 1060054

## 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

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