



Old Shepherds Farm, Chitley Lane, Liphook, GU30 7HJ
Price Guide £1,500,000 Freehold

CHILTLEY LANE LIPHOOK HAMPSHIRE GU30 7HJ

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An attractive period farmhouse, tucked away in a private and level location offering flexible accommodation with indoor pool complex and grounds of one acre.

The entrance hall gives access to a light and bright triple aspect living room with circular bay and open fireplace and has doors leading onto the sun terrace. The study is of a good size and has an open fireplace. The dining room with its oak floor connects with the conservatory, which in turn has double doors to sun terracing. The kitchen is well-equipped with light oak units and granite worktops and there is a rear hall/lobby with a cloakroom. The complex now benefits from a new air source heat pump. The playroom/family room connects the ground floor accommodation to the superb indoor pool complex, which has sliding patio doors to the outside and to the eastern aspect there are views over the adjoining field. There is a Jacuzzi recess and changing room facilities with a shower and cloakroom. To the first floor, the double aspect master bedroom suite has an en-suite with views over the gardens, there are three further bedrooms, a bathroom and a separate shower room. Bedroom five has been adapted and equipped as a dressing room.

Outside a large shingle driveway leads to the property, where there is a large turning area and parking for numerous cars, it leads to two garages and there is also access to the large bin store/workshop and a large fuel store to the side, there is also a log recess and a further double storage cupboard. There is also a recently completed external home office. The grounds are an undoubted feature and extend to one acre. The front garden enjoys a high degree of privacy, is laid to well-tended lawn with specimen shrubs, plants and trees. There is a further large area of garden to the side of the house which enjoys a southerly aspect, again it is laid to lawn with colourful shrubs, plants and trees and there is extensive sun terracing adjoining the house found in two areas.

- **Hall & Cloakroom**
- **Triple aspect sitting room**
- **Dining room, Study & Conservatory**
- **Kitchen/Breakfast room & Utility**
- **Play room/Family room**
- **Master Suite**
- **Three/Four further bedrooms, two bathrooms**
- **Indoor pool complex with Jacuzzi & changing rooms**
- **Double garage and parking for numerous cars**
- **Private level garden and grounds, all in one acre**

CG LIPHOOK

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Local Authority: East Hampshire District Council. Council Tax: Band G

Services: Oil central heating, mains drainage









SITUATION

The house lies on the southern edge of Liphook, close to Churchers Junior School, Highfield and Brookham Schools. The village has range of facilities, including Sainsbury's, two doctor's surgeries, a selection of shops and the outstanding Bohunt School. The station is within walking distance and has trains to Waterloo in about 64 minutes. The A3 provides links to Guildford the M25 to the north and to the South Coast, London is only 48 miles and the

centres of Guildford, Chichester and Winchester are all within reasonable driving distance. The property lies close to The South Downs National Park and there are numerous opportunities for walking, cycling and riding.




DIRECTIONS

From our office in the centre of the village leave via the Midhurst Road, continue for approximately 0.2 miles then turn left into Chiltley Lane, go along Chiltley Lane for approximately 0.2 miles where the entrance will be found on the right-hand side.

Main line station 0.5 miles
 Village centre 1 mile
 A3 access 1.5 miles
 Haslemere 4 miles
 Petersfield 9 miles
 Chichester 19 miles
 Guildford 18 miles
 Winchester 28 miles

All distances approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F		30	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Chitley Lane, Liphook, GU30

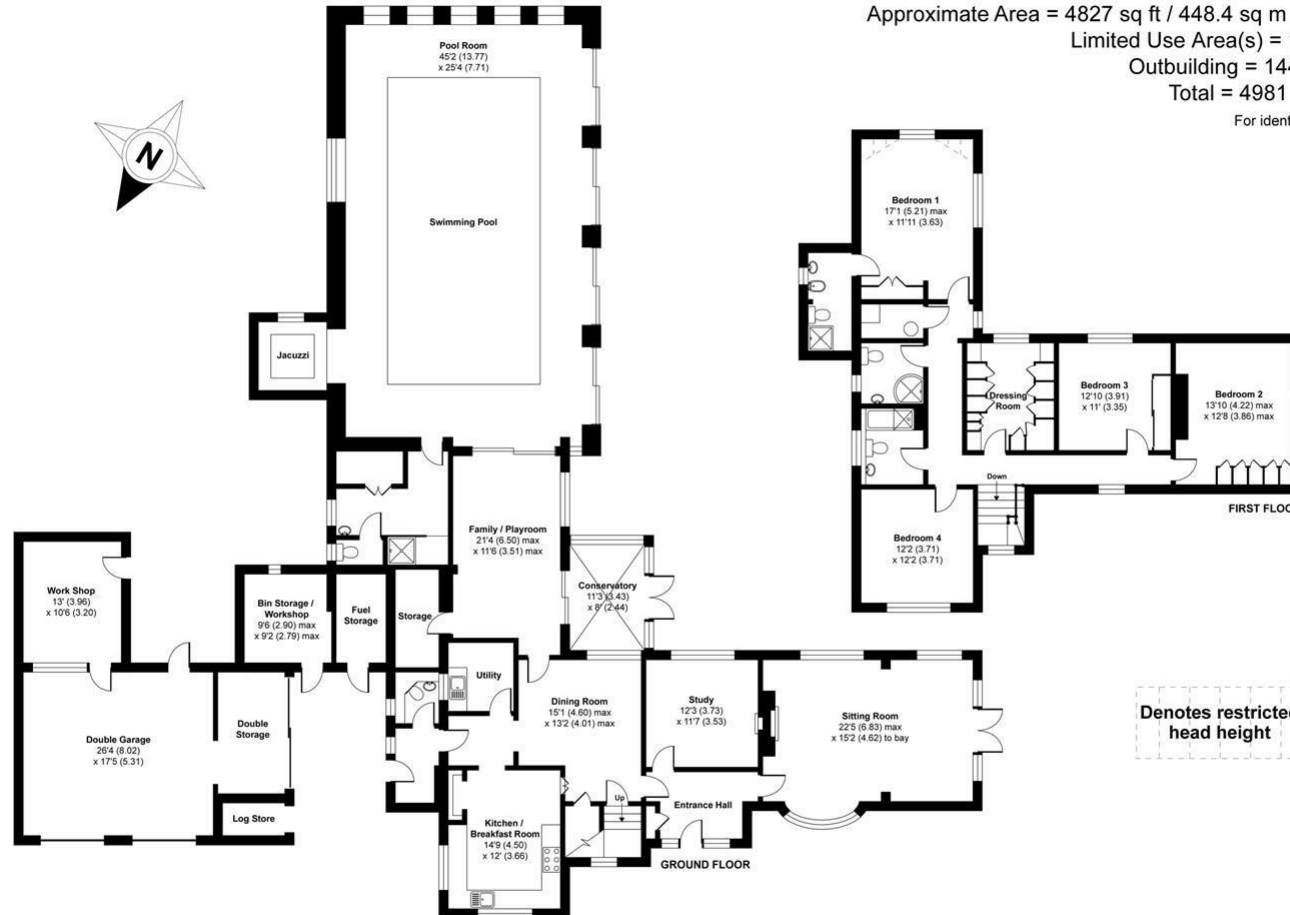
Approximate Area = 4827 sq ft / 448.4 sq m (includes garage)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Outbuilding = 144 sq ft / 13.4 sq m

Total = 4981 sq ft / 490.4 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). © n/checom 2021. Produced for Clarke Gammon. REF: 729821

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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