



**11 Chittlee Close, Liphook, Hampshire**  
**Price Guide £565,000 FreeholdFreehold**



11 CHILTEE CLOSE  
LIPHOOK HAMPSHIRE GU30 7BP

Price Guide £565,000

Established cul-de-sac location  
Walking distance village centre

Extended and double fronted

Potential suite incorporating  
bedroom 2, shower room, bedroom  
4/study & dressing area

Living room and large dining room

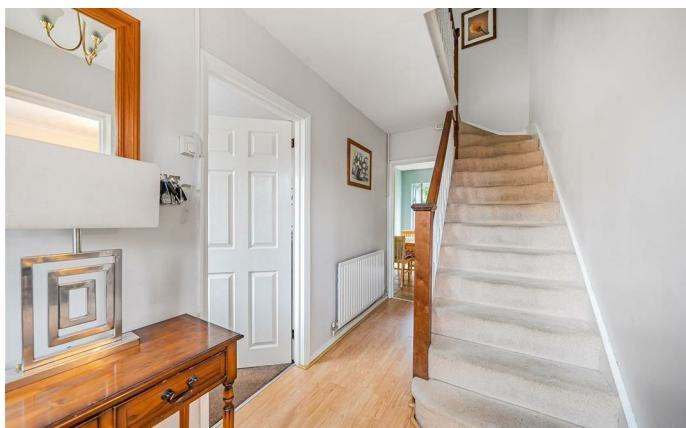
Oak kitchen/breakfast room

4 Bedrooms, bathroom and shower  
room

Hall

Garage and parking for 4 cars

Large private rear garden



**An established and enlarged  
semi-detached house occupying  
a desirable and sought after  
location, tucked away in a cul-de-  
sac with large private garden**

#### THE PROPERTY

The house was constructed originally in the 1960's and has been sympathetically enlarged to offer spacious and flexible accommodation. The original lounge runs from front to rear with operational open fireplace and the sizeable dining room could easily become a family room if so desired. The kitchen/breakfast room is also a good size. The bedroom accommodation takes advantage of the enlargement. There is the potential to create a master bedroom suite incorporating bedroom 2, shower room, bedroom 4/study and an area suitable for a dressing room. There are 4 bedrooms in all and a family bathroom.



## THE GROUNDS

To the front of the property there is parking for 4 cars and a detached single garage. The garden is an undoubted feature, enjoying a high degree of privacy and is of excellent size. There is a sun terrace, lawned area and garden slope which has mature shrubs, plants, and trees. The rear garden is south facing.

## SITUATION

Chiltlee Close is a small residential cul-de-sac of similar properties, ideally placed for the village centre and within walking distance of the local amenities including the mainline station with trains to Waterloo in just over the hour. It has highly regarded schools, including Bohunt Academy, and Liphook junior school, Churcher's College, and Highfield. Also within walking distance is Radford Park, a delightful area, offering woodland and walks. Liphook itself is surrounded by beautiful countryside, much of which is owned by The National Trust or set within the South Downs National Park. The A3 at the Bramshott junction provides access to Guildford, the M25, and London to the North, and to the South, Petersfield, Portsmouth, the M27, and the South Coast. The larger towns of Petersfield and Haslemere are close by with more extensive shopping and leisure facilities.

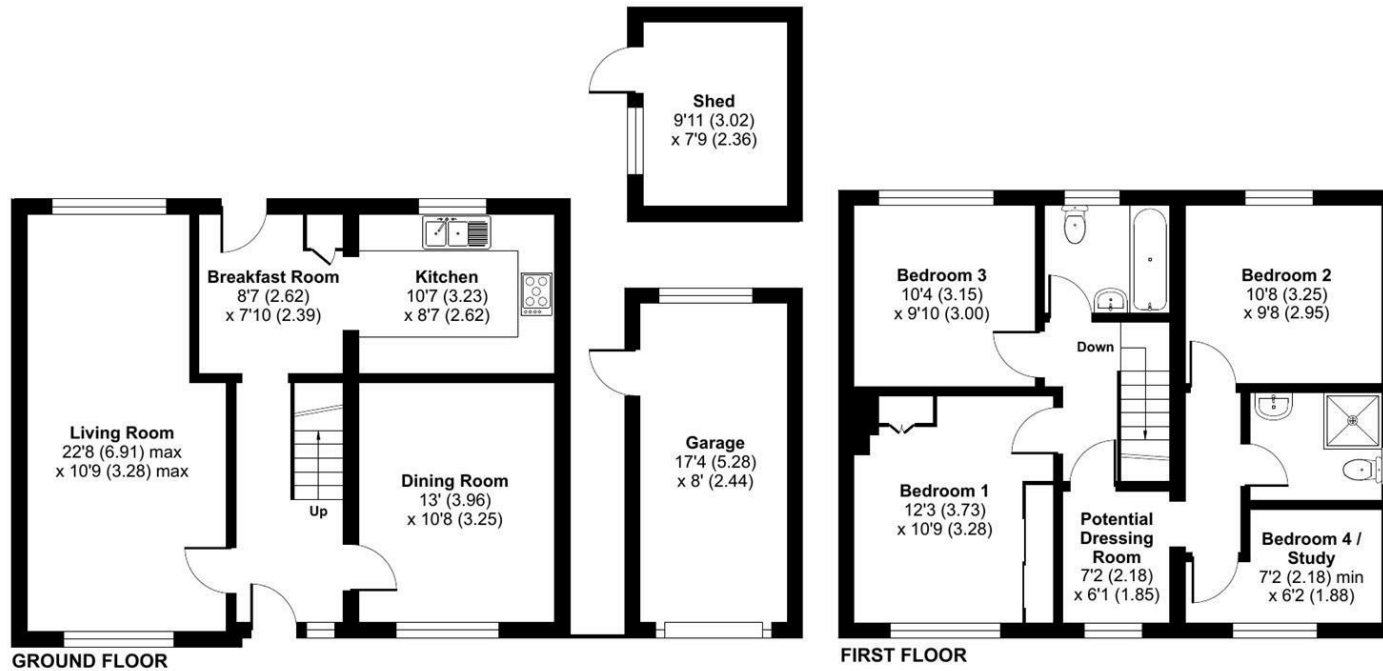
Liphook station 1.1 miles  
Liphook village 0.5 mile  
Haslemere 4 miles  
Petersfield 11 miles  
Guildford 18 miles  
Portsmouth 29 miles  
Heathrow airport 44 miles  
Gatwick airport 52 miles



## Chiltlee Close, Liphook, GU30

Approximate Area = 1291 sq ft / 119.9 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Outbuilding = 78 sq ft / 7.2 sq m  
 Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



### LOCAL AUTHORITY

East Hampshire District Council

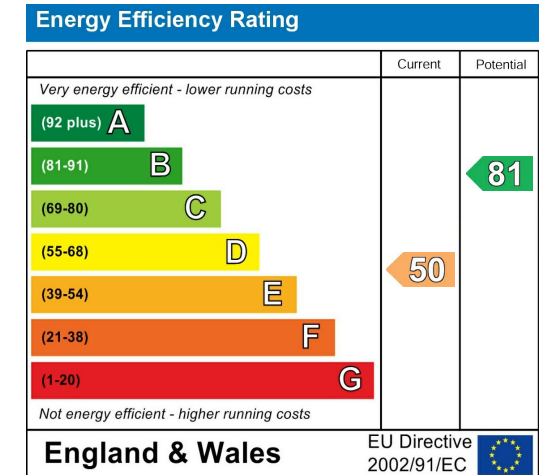
### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

14th May 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1097545

### CG LIPHOOK OFFICE

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### DIRECTIONS

From our office in the centre of Liphook, leave via the Haslemere Road, where Chiltlee Close is the 3rd turning on the right. Turn into Chiltlee Close and the property will found on the right hand 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

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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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