



**2 Chestnut Close, Liphook,
Price Guide £750,000 Freehold**

CLARKE  GAMMON
1919

2 CHESTNUT CLOSE
LIPHOOK GU30 7JA

Price Guide £750,000

Spacious and light family house

In need of modernisation and improvement

Hall and cloakroom

Sitting room

Dining room & study

Kitchen & utility room

Master bedroom suite

3 Further double bedrooms

Double garage & Parking

Large private rear garden



A spacious and light family house requiring modernisation and improvement. With large, well maintained gardens, occupying an established position on the highly desirable and sought after Berg development.

THE PROPERTY

The House forms part of the highly regarded and much sought after Berg development, constructed in the 1960's in the former grounds of the arboretum of Chiltley Place. The property requires modernisation and improvement, and there is excellent potential for enlargement subject to planning. There is a large entrance porch which gives access to the semi-integral garage, the hallway is of good size with a cloakroom off. The sitting room is an excellent size with patio doors leading to the rear garden. there is also a dining room and study, kitchen /breakfast room and utility room. An impressive feature of the house is the size of the bedroom accommodation, the master bedroom suite with an ensuite bathroom, and 3 other double bedrooms and family bathroom.



THE GROUNDS

Externally there is off street parking for 2 cars, which leads to the semi-integral double garage. The front garden is open plan and laid to lawn with a small rockery garden. The rear garden is an undoubted feature, and is the largest garden in Chestnut Close. There is a full width sun terrace to the back of the house, and the garden is predominantly laid to lawn, with feature rockery gardens, mature rhododendrons, sycamore tree and established boundaries, all of which creates privacy. The garden measures 150ft in depth.

SITUATION

The property is situated in a prime location within the highly regarded Berg development. Formerly 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 road, having open plan gardens and the estate is interspersed 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. The village provides a wide range of shops and amenities including Sainsburys, Pubs, and restaurants, Champneys Forest Mere and Old Thorns Golf and Spa resort. There is excellent state and private schooling in the area, and includes Bohunt Academy, Highfield, and Churcher's College. The surrounding area is noted for its countryside, much of it owned by the National Trust or set within the South Downs National Park.

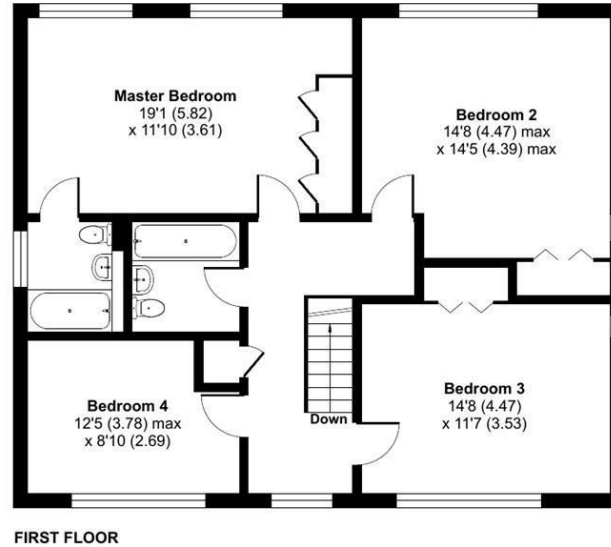
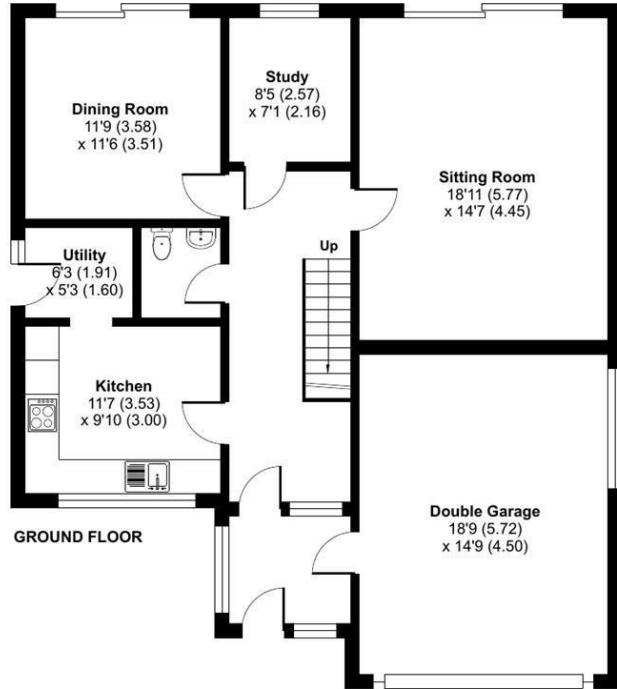
Mainline Station 0.3 miles
Village Square 0.6 miles
A3 Junction 1.5 miles
Haslemere Station 4.2 miles
Petersfield 10 miles
Guildford 19 miles
Portsmouth 29 miles
Gatwick Airport 52 miles
Heathrow Airport 44 miles

All distances approximate



Chestnut Close, Liphook, GU30

Approximate Area = 1841 sq ft / 171 sq m
 Double Garage = 276 sq ft / 25.6 sq m
 Total = 2117 sq ft / 196.6 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). © nrichcom 2024. Produced for Clarke Gammon. REF: 1130650

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band GG

SERVICES

Mains water, electricity, mains drainage
 gas central heating

22nd May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	

CG LIPHOOK OFFICE

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DIRECTIONS

From our office on the Midhurst Road, Liphook, turn right down the Midhurst Road and at the 1st roundabout, take the 3rd exit. continue to the next roundabout and take the 2nd exit. Continue over the railway bridge, shortly after turning left into Chitley Way. At the junction turn left and then first right into Shepherds Way. Continue on, and Chestnut Close will be found on the right.

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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