



**46 Chiltley Way, Liphook,
Price Guide £975,000 Freehold**

46, CHILTLEY WAY, LIPHOOK, HAMPSHIRE GU30 7HG

Price Guide £975,000 Freehold

The Property is entering the market for the 1st time since it was built in the early 1960's. The property offers impressive and attractive elevations with undoubted potential, with large private gardens and occupies an established position on the highly desirable Berg development.

The property offers tremendous potential to take advantage of its large plot, although the house has already had a small extension, there is undoubted space for further enlargement, subject to planning. Currently there is a spacious reception hall with a cloakroom off and a pair of glazed doors which lead to the spacious living room with an open fireplace and patio doors leading to the sun terrace and the rear garden. There is an archway from the sitting room into the dining room which can also be accessed from the kitchen breakfast room. On the ground floor there is a double bedroom which could easily be a home office or family room, depending on purchasers requirements. Upstairs, there are 4 bedrooms and 2 bathrooms. The gardens are a wonderful feature, the front garden is open plan and laid to lawn with beautifully well stocked and colourful flower borders. The current driveway provides parking for numerous cars and leads to the garage, however, additional parking could be realised if required. The rear garden enjoys a high degree of privacy, with a large crazy paved sun terrace, well tended lawn, well stocked and mature flower borders, with specialised shrubs, plants and trees.

- For sale for the 1st time since new
- Impressive and attractive elevations
- Established on the highly regarded Berg development
- Hall and cloakroom
- Spacious lounge and dining room
- Family room/ground floor bedroom 5
- 4 Further bedrooms & 2 bathrooms
- Development potential (STTP)
- Garage and parking
- Private and beautifully maintained gardens

CG LIPHOOK

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Local Authority: Tax Band G

Services: All mains services









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 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.




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 right where number 46 will be found shortly after on the left hand side.

12th September 2024

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) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

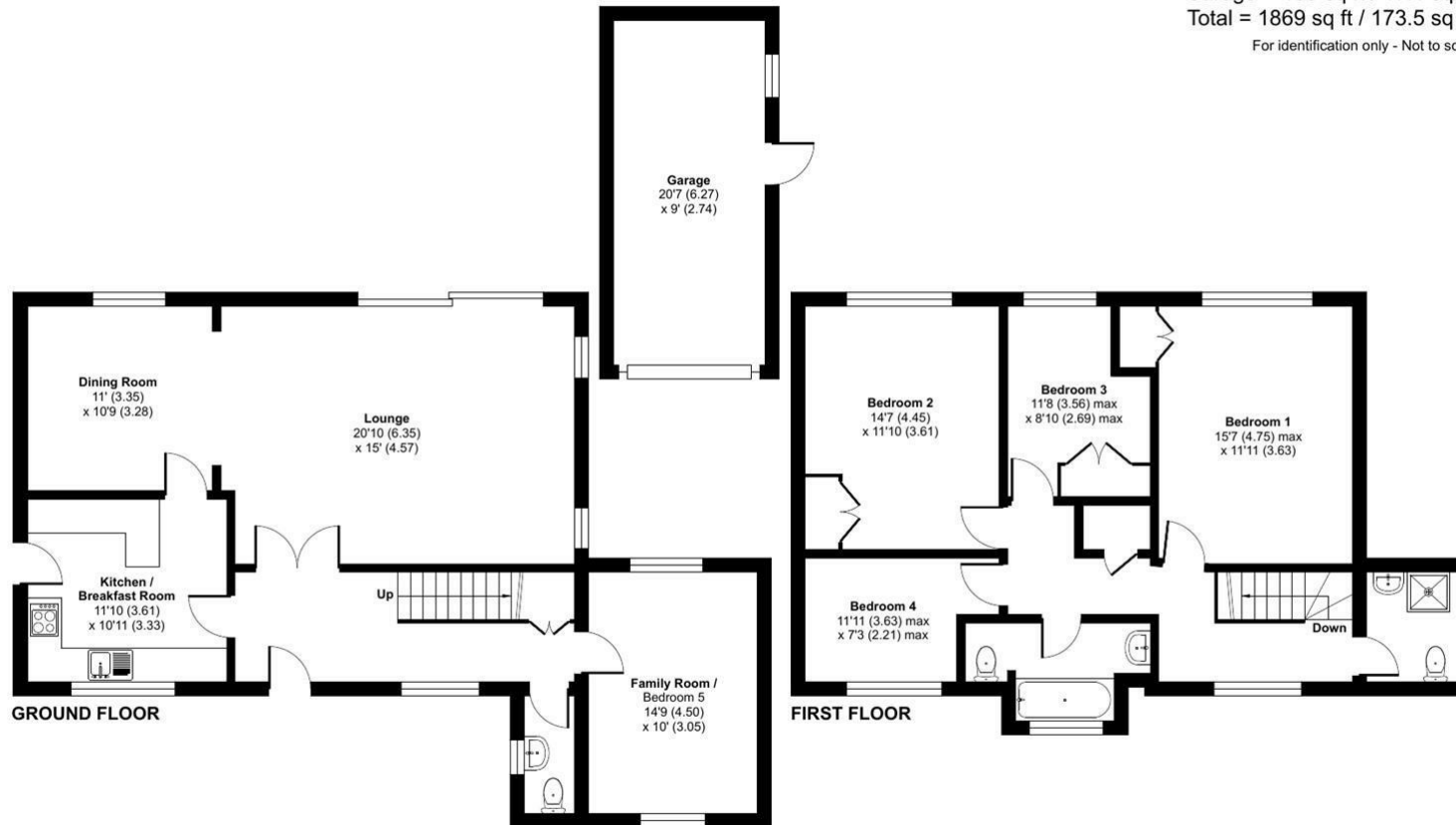
Chiltley Way, Liphook, GU30

Approximate Area = 1684 sq ft / 156.4 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1869 sq ft / 173.5 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). © ncthemcom 2024. Produced for Clarke Gammon. REF: 1131049

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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