



17 Chitley Way, Liphook, Hampshire, GU30 7HQ
Price Guide £875,000 Freehold.

17 CHILTLEY WAY, LIPHOOK, HAMPSHIRE GU30 7HQ

Freehold

A substantial and desirable detached bungalow occupying an established position on the highly sought after Berg development, offering easy access to all town facilities, mainline station and acres of open countryside.

The Property offers a large entrance hall, where there is space, if required to add a staircase if a loft conversion is desired. There are double doors which lead to the sitting room, featuring a stone fireplace. A wide archway leads to the spacious dining room, which is double aspect and has views over the front gardens and development. The kitchen is of excellent size, with a full range of units, and offers a half glazed door to the outside. The 2 extended double bedrooms both benefit from large en-suite bathrooms. The master bedroom has an extensive range of wardrobes, cupboards, and chests of drawers and en-suite shower. Bedroom 2 also has an extensive range of wardrobe cupboards, and an en-suite bathroom. The 3rd bedroom/study has a ladder which accesses a loft room with a window. finally there is an additional bathroom on the ground floor.

The front garden is an undoubted feature, laid to lawn and open plan. There is a long tarmac driveway providing parking for numerous cars, and leads to a detached double garage with an electric up and over door, personal door, and a workshop attached to the rear. There is a side garden with a sun terrace, and access from the kitchen, an area of lawn with mature flower beds. The rear garden enjoys a high degree of privacy, with lawned area, raised flower beds and sun terracing, with further flower borders, mature shrubs, plants and trees. There is also a gate which leads onto Chiltley Lane.

- Conversion/modernisation potential
- Spacious Hall and Cloakroom
- Sitting room with open fireplace
- Large double aspect dining room
- Large kitchen
- Master bedroom & bedroom 2 both with en-suites
- Bedroom 3 /Study
- Loft room/ Enlargement available
- Double garage /Spacious parking
- Private gardens

CG LIPHOOK

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

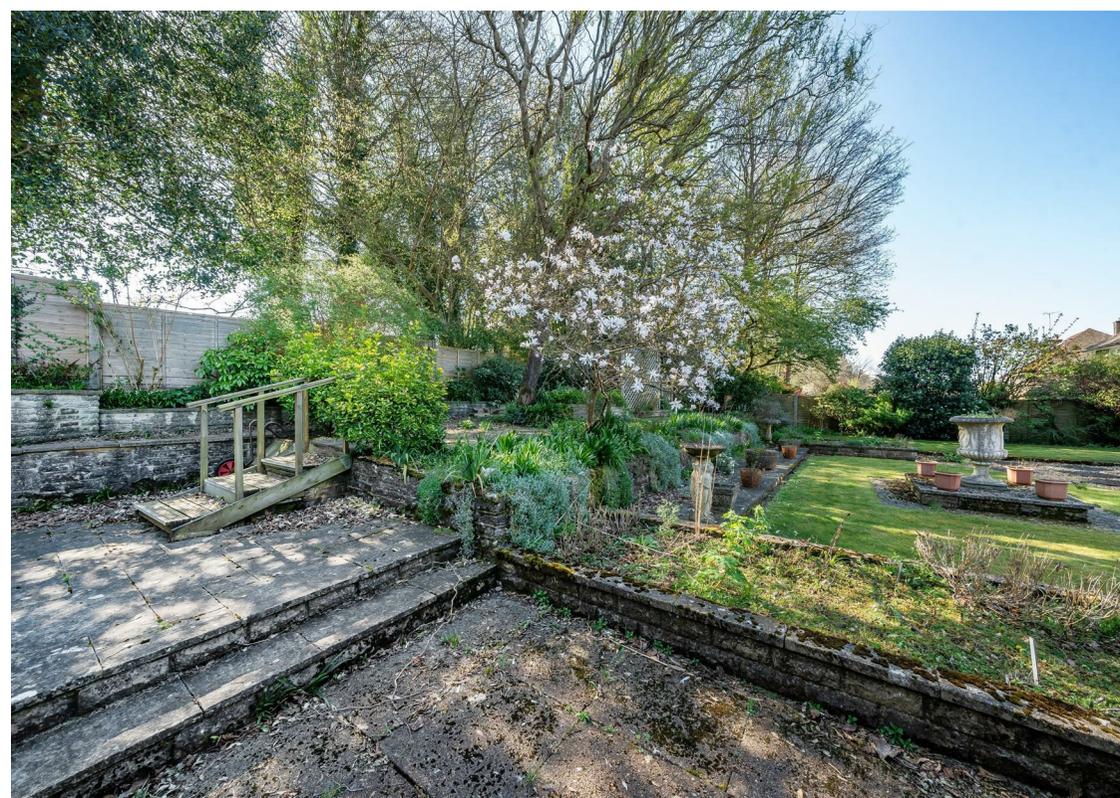
E: liphook.sales@clarkegammon.co.uk

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Local Authority: East Hampshire District Council Tax Band F
Services: All mains services









SITUATION

The property is situated in a prime location within the highly regarded Berg development. Formally the grounds of Chitley 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 Sainsburys 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 right and proceed in a northerly direction where the entrance to number 17 will be found on the right hand side.

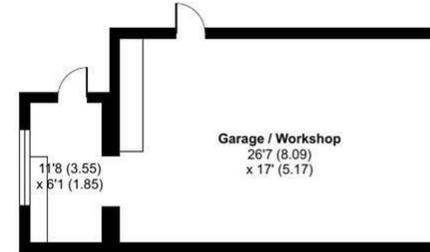
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



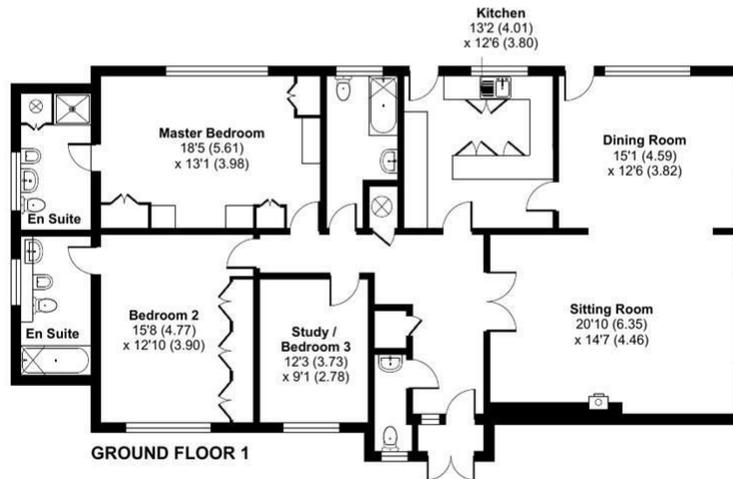
Chitley Way, Liphook, GU30

Approximate Area = 1682 sq ft / 156.3 sq m
(including loft room) Loft Space = 1601 sq ft / 148.7 sq m
Garage / Workshop = 538 sq ft / 49.9 sq m
Total = 3821 sq ft / 354.9 sq m

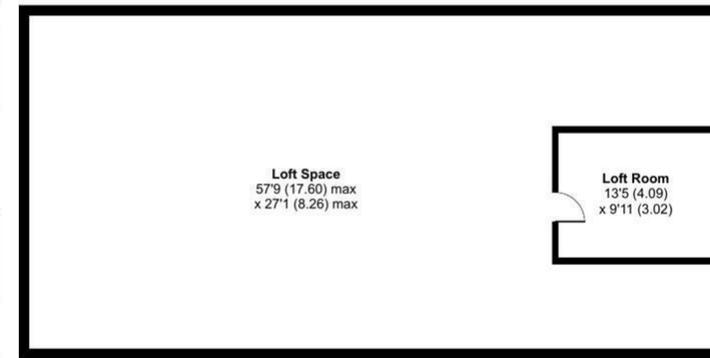
For identification only - Not to scale



GARAGE



GROUND FLOOR 1



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1270602

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.

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