

**47 Shepherds Way, Liphook, Hampshire, GU30 7HH.**
**Price Guide £895,000 Freehold.**

CLARKE C·G GAMMON 1919

47 SHEPHERDS WAY LIPHOOK HAMPSHIRE GU30 7HH

## Price Guide £895,000 Freehold

The house is very established and occupies a highly desirable location. The current owners have lived in the property for a considerable length of time and have caringly managed the house to offer an attractive home which is extremely flexible. There is extensive original honey coloured hardwood flooring throughout most of the ground floor which has been thoughtfully restored. There is a welcoming entrance hall with double doors which lead to the sitting room with the feature fireplace, and an opening to the dining room, and doors which leads to the large conservatory, giving access to the large sun terrace and rear garden. There is an inner hallway, off which is a large study which is beautifully equipped with oak units and desk, which could also be used as a ground floor bedroom 4 as there is a full bathroom next door. The kitchen is well equiped with hardwood units and there is a utility area adjoining which gives access to the rear garden.

On the first floor, the landing is particularly spacious and is currently used as a study/music area. There is a principal bedroom suite with large ensuite bathroom, two further double bedrooms and a further bathroom.

Outside to the front of the property there is an impressive large open plan garden with well maintained level lawn and a driveway for numerous cars leading to the sizable double garage. The rear garden is an undoubted feature and has been caringly looked after and it offers large areas of sun terracing, a large level well tended lawn with central featured oak tree. There are numerous well stocked flower borders. To the foot of the garden, there is a sizable vegetable garden. To the side is an area which offers excellent garden storage which is sheltered from view with two timber garden sheds. The plot size is approximately 0.3 of an acre.

- **Established & highly flexible**
- **Dining room & large conservatory**
- **Ground floor bathroom**
- **Principle 1st floor bedroom suite, 2 further bedrooms**
- **Spacious car parking and large double garage**
- **Sitting room with feature fireplace**
- **Large study/bedroom 4 (ground floor)**
- **Kitchen/breakfast room with utility area**
- **large landing/study & bathroom**
- **Impressive open front and large private rear gardens**

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**Local Authority: EHDC**
**Services:** All Main Services Tax Band G



























## 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.

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 Sainsbury's 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.

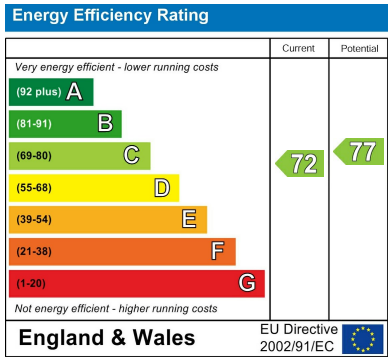


## DIRECTIONS

From 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 towards the top of the hill, looking to turn right sign posted Shepherds Way. 47 will be found on the right.

9th November 2026

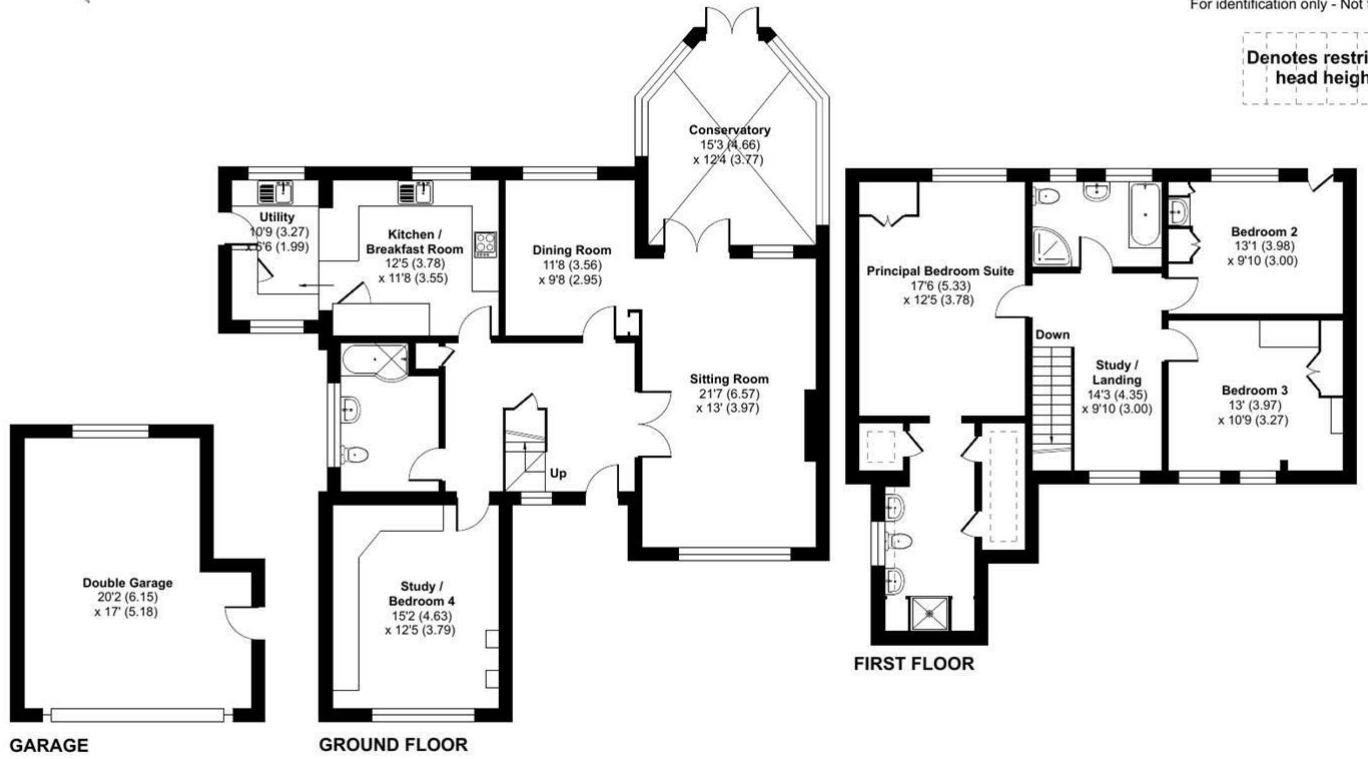
**Railway station 0.3 miles**
**Village centre 0.5 miles**
**A3 junction 1.5 miles**
**Haslemere 4.0 miles**
**Petersfield 10 miles**
**Guildford 19 miles**
**Portsmouth 29 miles**
**Gatwick 45 miles**
**Heathrow 40 miles**



# Shepherds Way, Liphook, GU30

Approximate Area = 2097 sq ft / 194.8 sq m
Limited Use Area(s) = 63 sq ft / 5.8 sq m
Garage = 304 sq ft / 28.2 sq m
Total = 2464 sq ft / 228.8 sq m
For identification only - Not to scale

Denotes restricted head height




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1498819

**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.