



**32 Shepherds Way, Liphook, Hampshire, GU30 7HF.
Guide Price £1,275,000 Freehold.**

CLARKE  GAMMON

32 SHEPHERDS WAY, LIPHOOK, HAMPSHIRE, GU30 7HF.

Guide Price £1,275,000 Freehold

A significant and highly sought after detached family house which has been substantially enlarged and adapted to a very high standard, it occupies an established position on the highly regarded 'Berg development' which is walking distance of the village Centre, mainline station and large areas of regarded countryside.

It offers flexible and open plan accommodation which is tastefully presented with high-quality fixtures and fittings. The whole of the house is fitted with high-quality wood style flooring; there is a good size entrance Hall with walk-in storage cupboard and cloakroom. There is a pair of glazed doors which leads to the double aspect sitting room with its featured open fireplace & patio doors that leads to the Sun Terrace and rear garden. There is a matching door which leads to the impressive open plan living space offering kitchen area, family area and dining area. The kitchen is extensively equipped with high-quality units with matching island breakfast bar and excellent range of electrical appliances. In the family area there is an impressive matching dresser unit and large L shaped bench seating. The dining area is excellent size with a feature woodburning stove and full width range of bifold doors which leads into the rear garden. The utility room is well equipped and gives access to the double garage.

Externally the front garden is open plan and in keeping with the original design of the development. It is laid to lawn with a feature footpath and there is parking for six cars which leads to the double garage. The rear garden is a fine feature, it is an excellent size, offering a full width and deep Sun Terrace. There is a large retaining wall and flight of steps which lead to the large lawn area which is well maintained and surrounded by well stocked flower borders and mature trees. The whole enjoys a high degree privacy; at the foot of the garden there is the log cabin/home office.

- **Highly desirable open plan living**
- **Hall, Cloakroom & utility room with direct access to double garage**
- **Open & flexible kitchen/family & dining room**
- **4 Further bedrooms 1 with ensuite & 3rd bathroom**
- **Excellent parking & double garage**
- **Enlarged & refurbished to a very high standard**
- **Sitting room with quality & attractive fire**
- **Master bedroom with ensuite & dressing room**
- **Log cabin/home office**
- **Large private & sunny rear garden 120' x 75' (SE) 0.32 acre plot**

CG LIPHOOK

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

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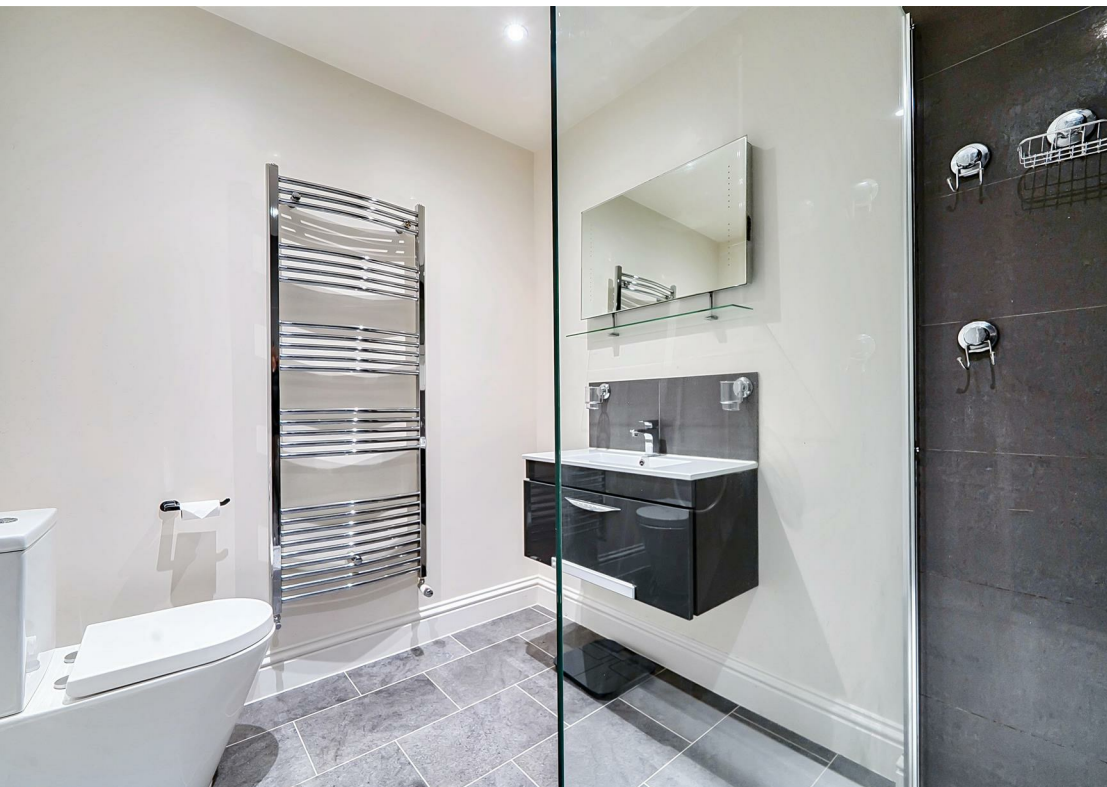
E: liphook.sales@clarkegammon.co.uk

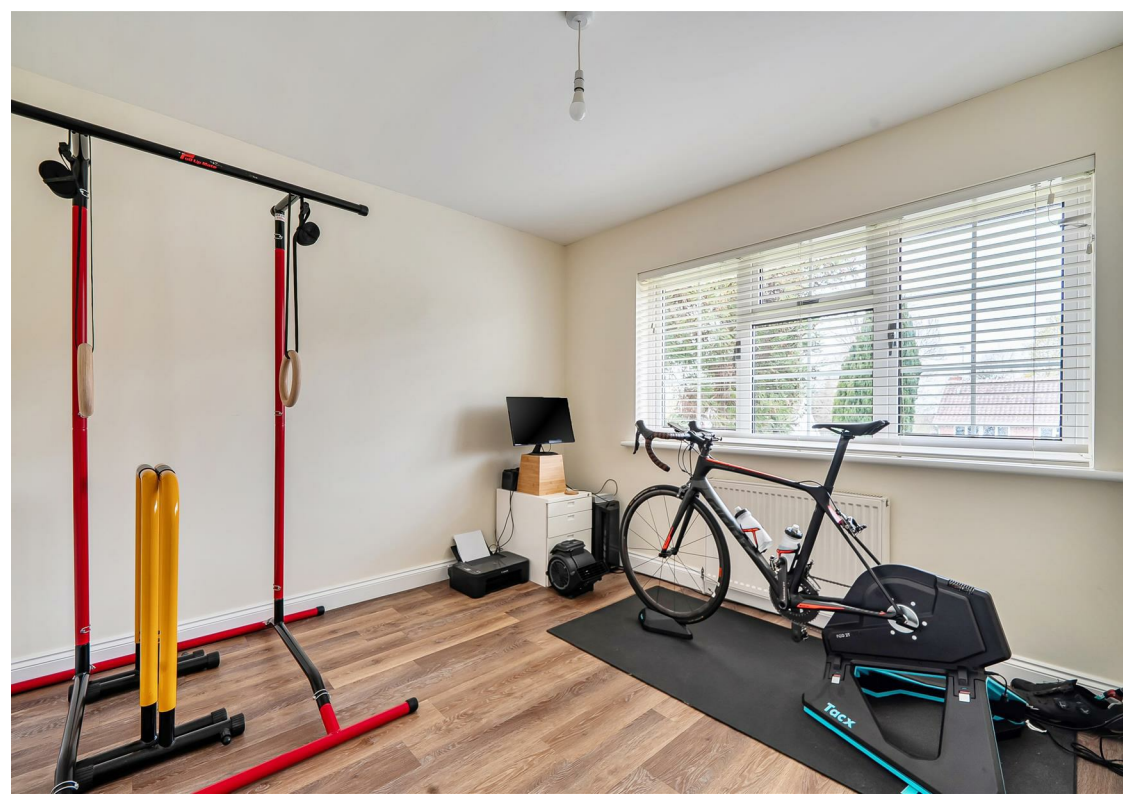
clarkegammon.co.uk

Local Authority: Tax Band H

Services: All Main Services









SITUATION

The property is situated in a prime location within the highly-regarded Berg development. Formally 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 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 left. Turn first right into Shepherds Way where 32 will be found towards the top on the righthand side.

27th April 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Shepherds Way, Liphook, GU30

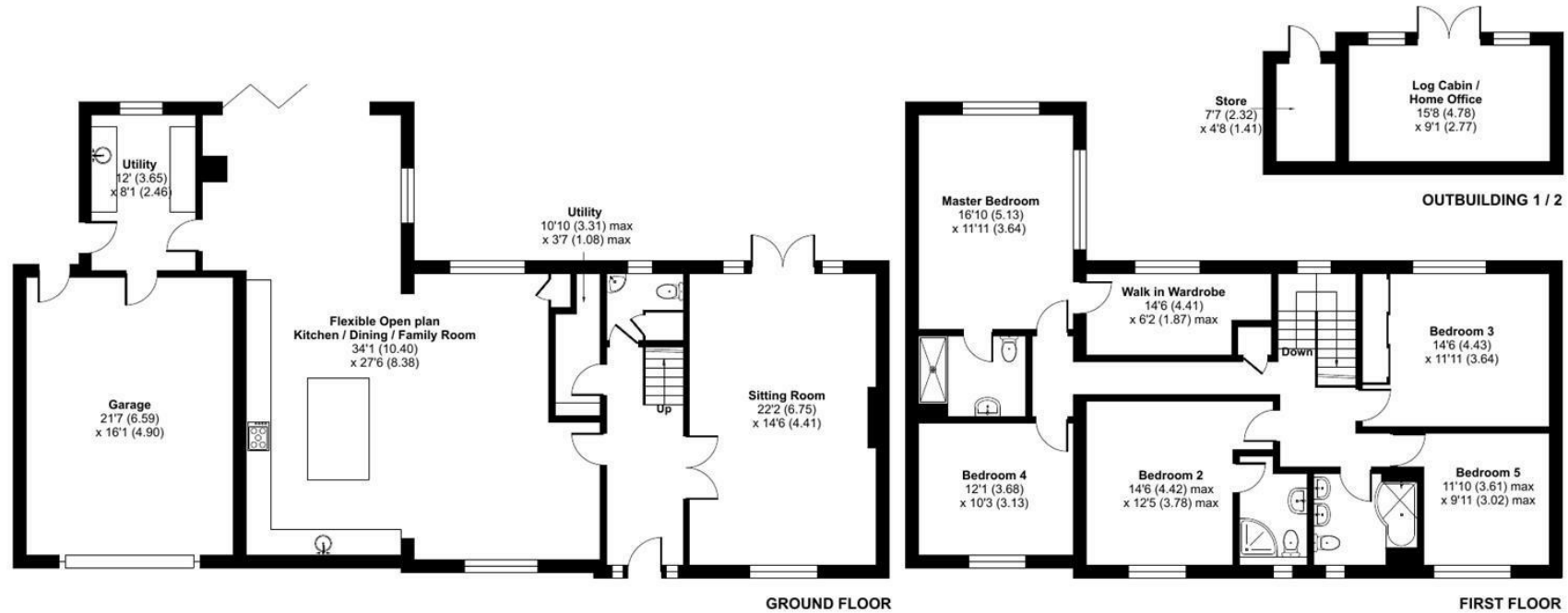
Approximate Area = 2645 sq ft / 245.7 sq m

Garage = 348 sq ft / 32.3 sq m

Outbuildings = 178 sq ft / 16.5 sq m

Total = 3171 sq ft / 294.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026 Produced for Clarke Gammon. REF: 1431715

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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