



Chitley Way, Liphook,
Hampshire GU30 7HE Freehold

CLARKE  GAMMON
1919

**77 CHILTLEY WAY
LIPHOOK HAMPSHIRE GU30 7HE**

Authentic Detached
Bungalow

Gorgeous Gardens

New Boiler added in 2024

Two Bedrooms/Two
Bathrooms

No Onward Chain

Scope to Extend or Convert

Driveway, Garage and Utility
Store

Overall plot 0.23 acre



**An authentic 1960's detached
bungalow in one of Liphook's
most sought-after locations on
the popular Berg development.**

THE PROPERTY

We are pleased to offer this rare opportunity to modernise, improve or extend this most appealing bungalow, set within walking distance of the mainline station and village centre. The accommodation features a spacious L-shaped living room with large window and fireplace, which leads to an open plan dining area with French door out to the garden. The kitchen/breakfast room is in an older condition but still perfectly practical and functional. There are two double bedrooms, with the principal bedroom, located to the front. This room comes with a range of fitted furniture. The second bedroom is to the rear, and some years ago had the addition of an en-suite bathroom. This bathroom, and the family bathroom are now most likely needing updating. There is huge scope to change the dynamic of this bungalow. There is great potential to add a staircase and add dormer windows to a first floor. If implemented, this would allow a change around to the ground floor. Of course this is not necessary, but it is achievable should new owners wish to make these changes (subject to planning).



THE GROUNDS

When outside, to the front of the property is a tarmac driveway which leads to the garage and store. The remainder of the front is laid to well maintained level lawn. In the rear garden, a generous patio spans the width of the property and extends outwards to a large area of lawn. The lawns have deep and well stocked flower and shrubbery beds, as well as small and more established trees. The garden enjoys a pleasant North Westerly aspect.

SITUATION

This property is situated in a prime location within the highly-regarded Berg development. Formally the grounds and arboretum of Chilthley 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.

Railway station 0.3 miles

Village centre 0.5 miles

A3 junction 1.5 miles

Haslemere 4.0 miles

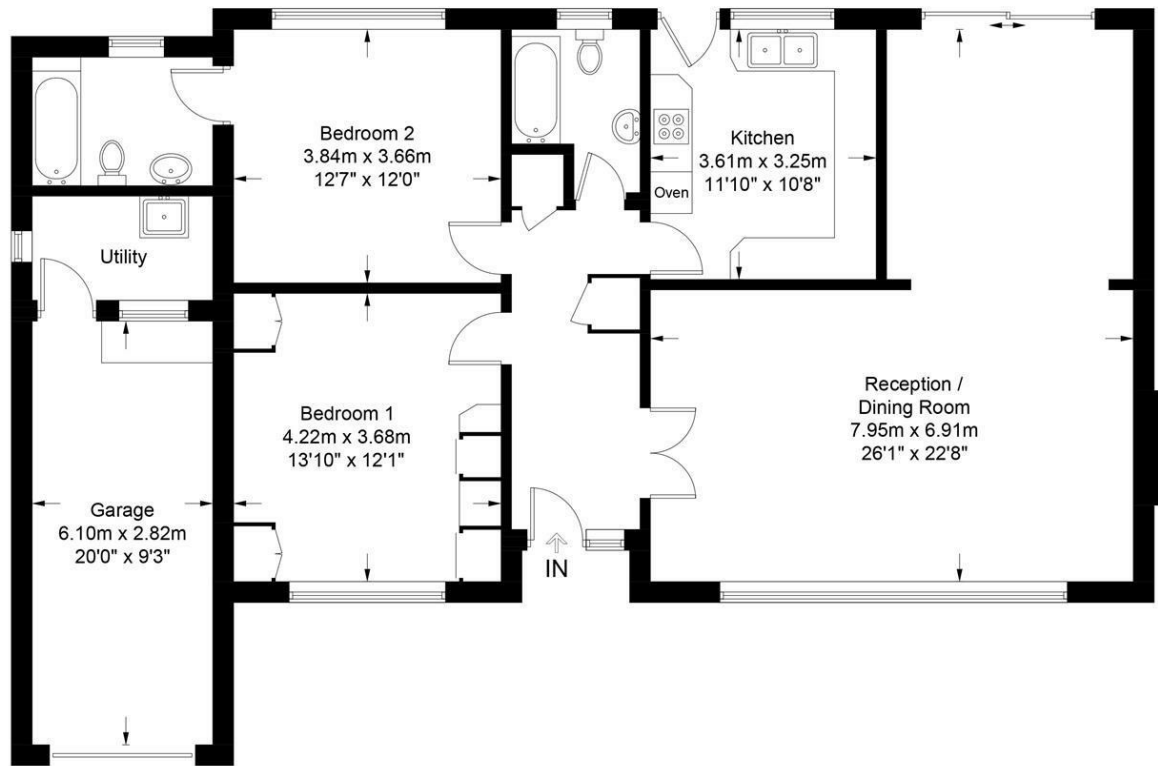
Petersfield 10 miles

Guildford 19 miles

Portsmouth 29 miles

Heathrow 40 miles

Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft
(Including Garage)



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1170279)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC


COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

27th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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, follow the signs to Chiltley Way where number our property will be found on the left-hand side.

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

