



**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 which has a feature stone fireplace, There is a wide archway leading to the spacious dining room, which is double aspect and has views over the front gardens and over the development. The kitchen is of excellent size, with full range of units, and offers a half glazed door to the outside. The 2 extended double bedrooms both benefit from large en-suites. The master bedroom has an extensive range of wardrobes, cupboards and chests of drawers, & 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 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 & 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

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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 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 right and proceed in a northerly direction where the entrance to number 17 will be found on the right hand side.

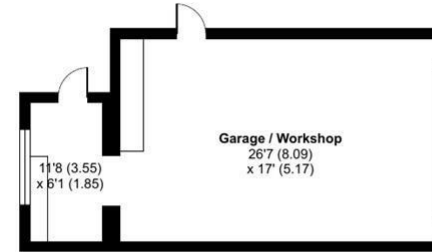
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>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



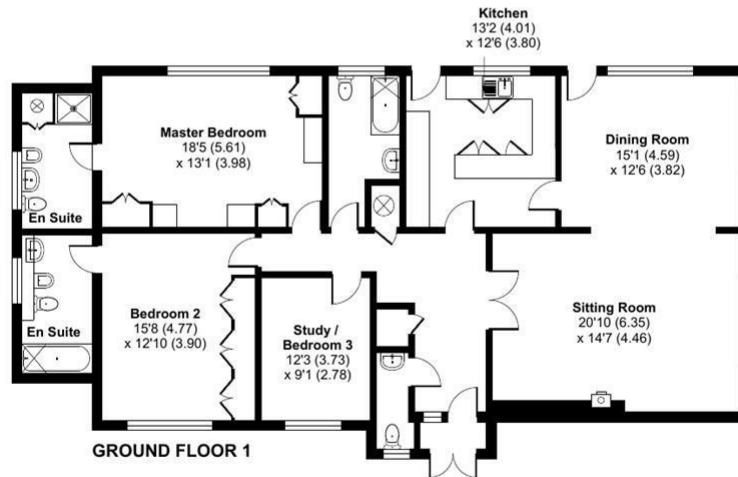
# Chitley Way, Liphook, GU30

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

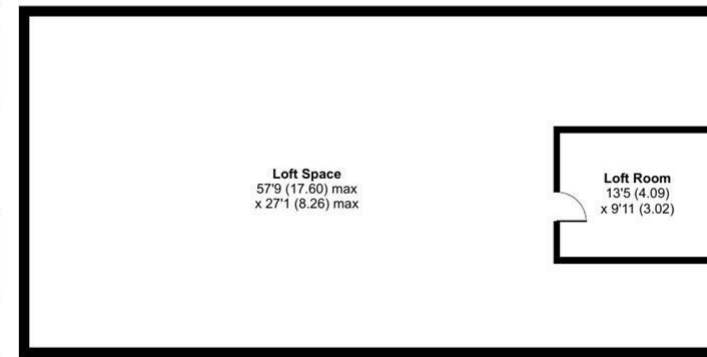
For identification only - Not to scale



**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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