



Chiltlee Manor Estate, Liphook

**Asking Price £185,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# Chiltlee Manor Estate, Liphook

A beautifully renovated and generously sized one-bedroom first-floor maisonette, thoughtfully updated by the current owner. Set within attractive, well-maintained communal gardens in a tranquil setting, the property also benefits from a nearby garage as well as additional resident parking.

Chiltlee Manor is conveniently situated just a short walk from the village centre, offering a variety of shops, cafes, pubs, restaurants, golf courses, and essential services such as doctors, dentists, and major supermarkets. For commuters, a mainline station provides direct access to London Waterloo. Further amenities can be found in the nearby towns of Haslemere, Petersfield, and Farnham.

The entrance hall features a double-glazed door and window, coat hanging area, shelving, and a storage cupboard, with stairs leading to the first floor. The landing provides access to a storage cupboard housing the wall-mounted gas boiler, thermostat, and an insulated loft.

The bright lounge overlooks the communal grounds and flows into a modern kitchen with double-glazed windows, stylish units with mosaic glass tiles, ample work surfaces, a four-ring electric hob, built-in electric oven, and a washing machine and a full-size fridge freezer.

The front-aspect bedroom includes built-in double wardrobes, an additional storage cupboard. The contemporary bathroom boasts a white suite with an enclosed bath, shower mixer and screen, countertop basin with mixer tap and storage and a recessed wall mirror.





**Location - Liphook**

Located near the centre of the village of Liphook with its range of shops including Sainsbury's supermarket, doctors surgeries and library. Liphook station is on the Waterloo/Portsmouth mainline with a journey time to London of about an hour. There is an excellent choice of both state and private schools within the vicinity including Churchers Junior School and Bohunt Secondary School which won the TES Secondary School of the Year in 2014. There are many acres of fine countryside close at hand including much under the ownership of the National Trust.

**Local authority**


East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

**Additional Information**

All main services

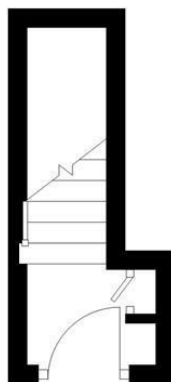
**Tenure**

Leasehold

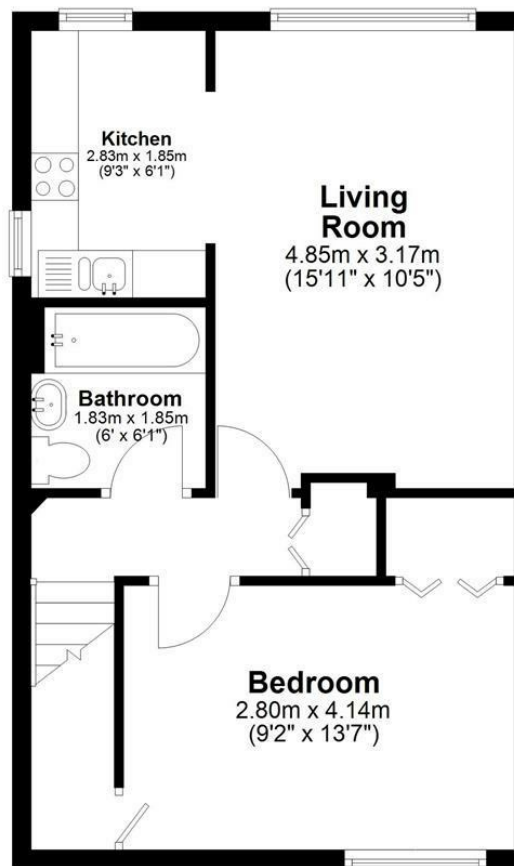
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales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



**Ground Floor**  
Approx. 3.6 sq. metres (38.4 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 47.8 sq. metres (514.6 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

## Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.