



18 Chestnut Close, Liphook, Hampshire
Price Guide £850,000 Freehold

CLARKE  GAMMON

**18 CHESTNUT CLOSE
LIPHOOK HAMPSHIRE GU30 7JA**

Price Guide £850,000

Highly desirable location	Three further bedrooms
Extensively modernised	Re-wired and updated heating system
Three reception areas	Double garage and generous parking
Spacious principle suite	Southerly rear aspect



Situated on the favoured Berg development in Liphook, an impressive family house occupying an established position with a large southerly facing garden on this highly desirable development, which is a short walk of the village and station.

THE PROPERTY

The property has been the subject of an extensive degree of modernisation and offers the next owners a wonderful opportunity to move into a property which has a desired layout for modern living and as well as being bought up to date having been re-wired and having had a new gas heating system installed. There are two primary rooms on the ground floor, a living/dining room and a kitchen /breakfast room. The kitchen/breakfast room is of great quality and offers an eye catching design. There are a good amount of wall and floor cupboards, as well as granite worksurfaces. Located at the front of the property is a further reception room. Elsewhere on the ground level is a versatile utility room, with storage, a door to the side pathway and a w/c. Once on the first floor, there are four generously sized bedrooms. The principal bedroom has an en-suite bathroom and two windows looking out to the rear garden. Of the remaining three double bedrooms, two feature inbuilt bedroom storage. The family bathroom has now been transformed into a beautifully fitted shower room.



THE GROUNDS

The front garden is now primarily an area for driveway parking. A porch is located between the front door and the driveway. There is a partially integral double garage with electric roller doors. The southerly facing rear garden has been carefully designed to feature a mixture of level lawns, patio terrace, raised and level beds, vegetable growing areas and garden sheds.

SITUATION

The Berg development was built during the 1960's and contains large mature detached properties, of a variety of designs. The properties are all set back from the road, having open plan gardens. The estate is interspersed with specimen trees; both evergreen and deciduous, together with wide grass verges and attractive areas of well laid out landscaping. Liphook station is within walking distance and provides commuter services to London Waterloo on the Portsmouth line. The village provides a wide range of shops and amenities including Sainsburys, several Pubs, and restaurants, Champneys Forest Mere and Old Thorns Golf and Spa resort. There is excellent state and private schooling in the area, and includes Bohunt Academy, Highfield, and Churcher's College. The surrounding area is noted for its countryside, much of it owned by the National Trust or set within the South Downs National Park.

Liphook Station - 0.3 miles

Petersfield - 10.0 miles

Haslemere - 4.4 miles

M25 Junction at Wisley - 26.1 miles

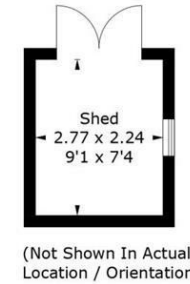
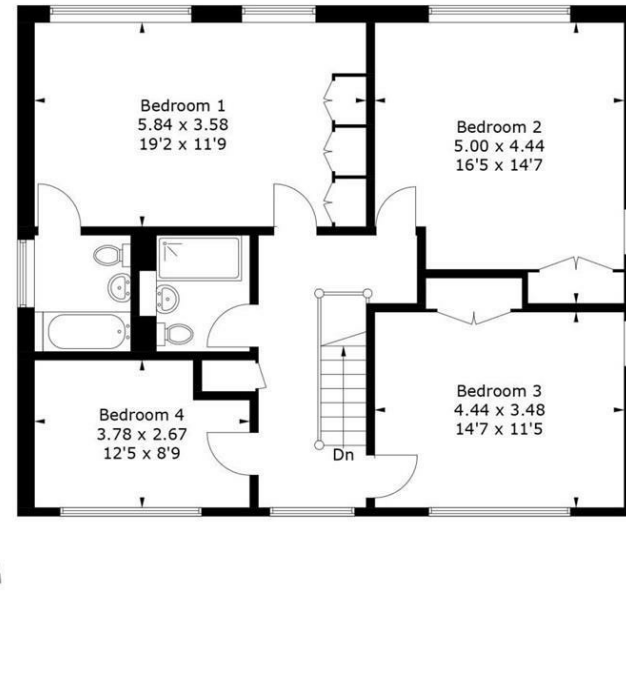
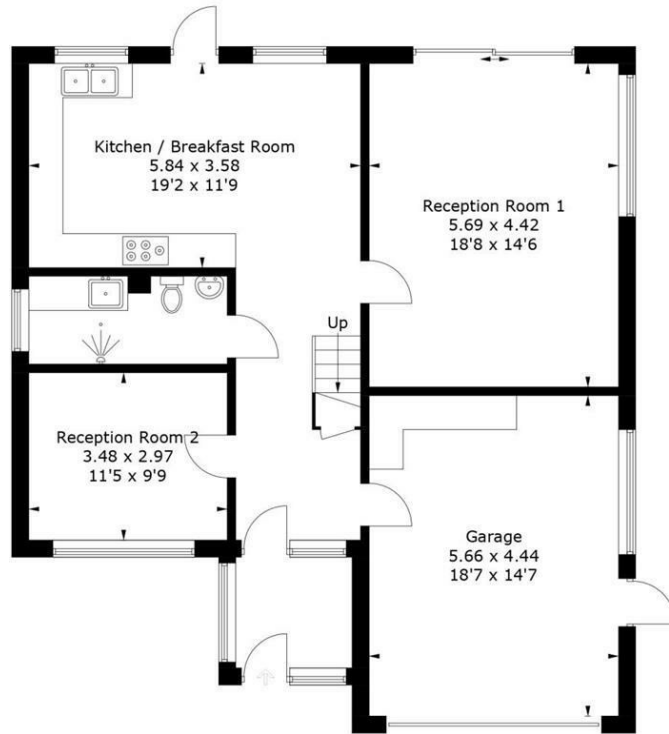
London - 48.3 miles

Gatwick - 52.1 miles

Heathrow - 43.2 miles

Chestnut Close, GU30

Approximate Gross Internal Area = 196.0 sq m / 2110 sq ft
(Including Garage)
Shed = 6.2 sq m / 67 sq ft
Total = 202.2 sq m / 2177 sq ft



LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

20th September 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Midhurst Road, continue towards Sainsbury's. At the first roundabout take the third exit. Continue to the next roundabout and take the second exit. Continue over the railway bridge, shortly after turning left into Chitley Way. At the junction turn left and then first right into Shepherds Way. Continue on and Chestnut Close will be found on the right.

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

