



Chiltley Lane, Liphook, Hampshire
Price Guide £945,000 Freehold

30 CHILTLEY LANE
LIPHOOK HAMPSHIRE GU30 7HJ

Price Guide £945,000

- Large hall & cloakroom

Sitting room with views & open fireplace

Dining room with semi-circular window and views

Kitchen and large utility

Spacious ground floor master bedroom suite
- Excellently fitted study/bedroom 2

2 first floor bedrooms & bathroom

Impressive vaulted studio/workshop

Tandem garage and parking for numerous cars

Beautiful mature and private gardens in excess of ½ acre



Guildford - 18.1 miles

Godalming 14.4 miles

Haslemere 4.3 miles

A3 2.0 miles

Portsmouth - 29.4 miles

THE PROPERTY

Type your text here



THE GROUNDS

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SITUATION

The property occupies a mature setting and is tucked away in a small cul-de-sac off Chiltley Lane. It is in a desirable location enabling easy access to extensive open countryside and is within walking distance of Liphook mainline station and the village centre. The village offers a variety of shops, restaurants and highly regarded public houses and there are a number of small supermarkets and substantial Sainsburys. There is a very popular Living Room Cinema, and excellent golf courses and spas. The mainline station offers trains to Waterloo in just over the hour and there is easy access to the A3. Also close by are a range of private schools including Churcher's College junior school and Highfield and Bookham schools. There are also highly regarded state schools including infant and junior schools and Bohunt secondary school and sixth form college.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

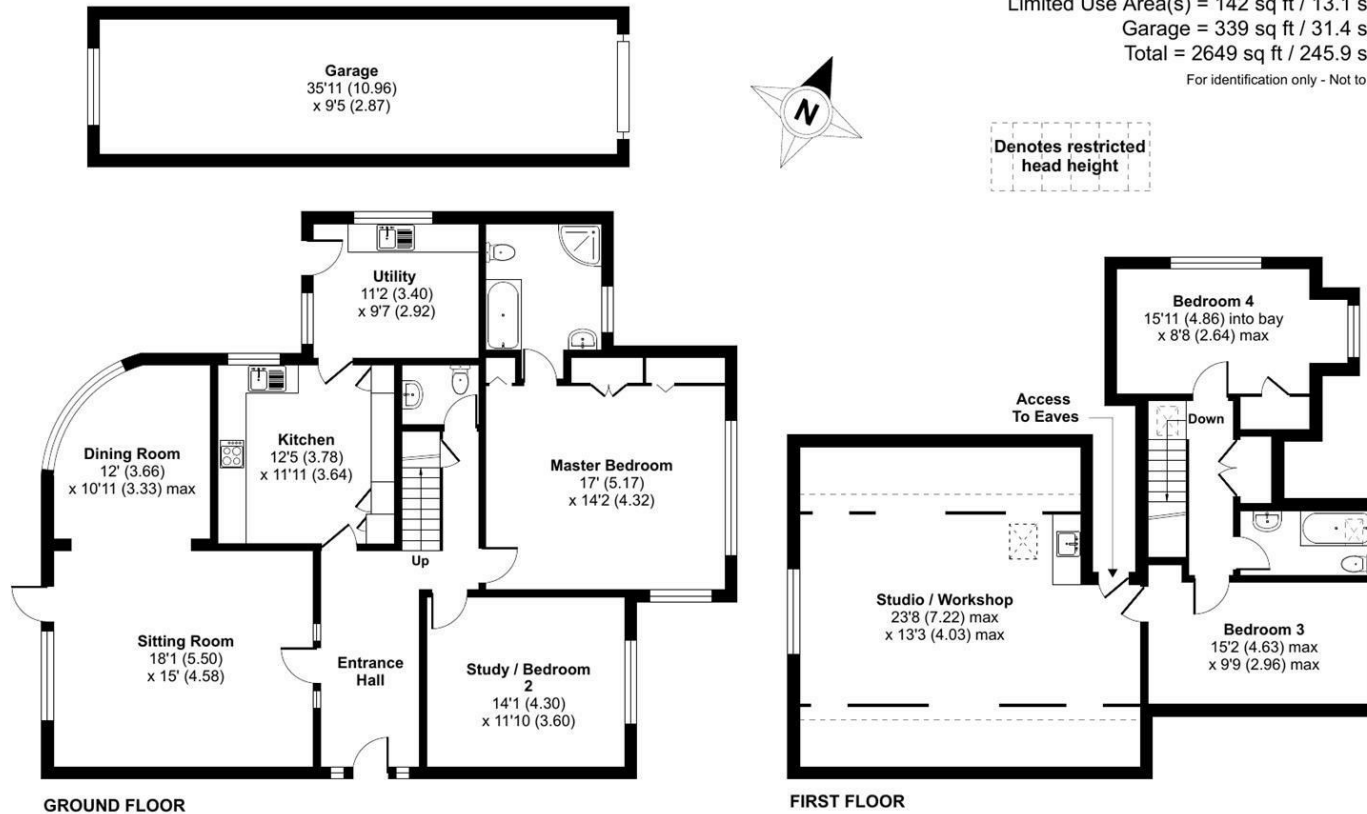
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Chiltley Lane, Liphook, GU30

Approximate Area = 2168 sq ft / 201.4 sq m
 Limited Use Area(s) = 142 sq ft / 13.1 sq m
 Garage = 339 sq ft / 31.4 sq m
 Total = 2649 sq ft / 245.9 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). © n°chemcom 2025. Produced for Clarke Gammon. REF: 1314271

LOCAL AUTHORITY

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
 gas central heating

30th July 2026

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	63	77
	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From the centre of Liphook village leave via Midhurst Road, continue out of the village and having proceeded over the railway line look to turn left into Chiltley Lane where the entrance to the cul-de-sac will be found on the right-hand side. Turn left and number 30 is at the end on the left.

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

