

Shepherds Way, Liphook, Hampshire
£1,275,000 Freehold

CLARKE C·G GAMMON 1919

32 SHEPHERDS WAY
LIPHOOK HAMPSHIRE GU30 7HF

£1,275,000

- Highly desirable open plan living
- Enlarged & refurbished to a very high standard
- Hall, Cloakroom & utility room with direct access to double garage
- Sitting room with quality & attactive fire
- Open & flexible kitchen/family & dining room
- Master bedroom with ensuite & dressing room
- 4 Further bedrooms 1 with ensuite & 3rd bathroom
- Log cabin/home office
- Excellent parking & double garage
- Large private & sunny rear garden 120' x 75' (SE) 0.32 acre plot





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
Gatwick 45 miles
Heathrow 40 miles

THE PROPERTY

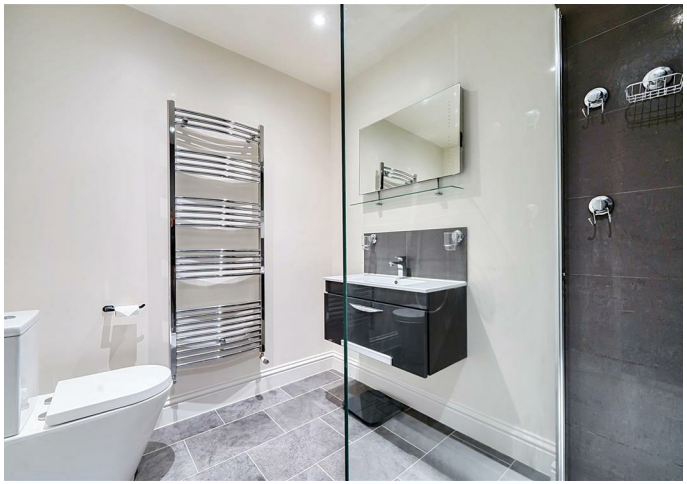
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THE GROUNDS

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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.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

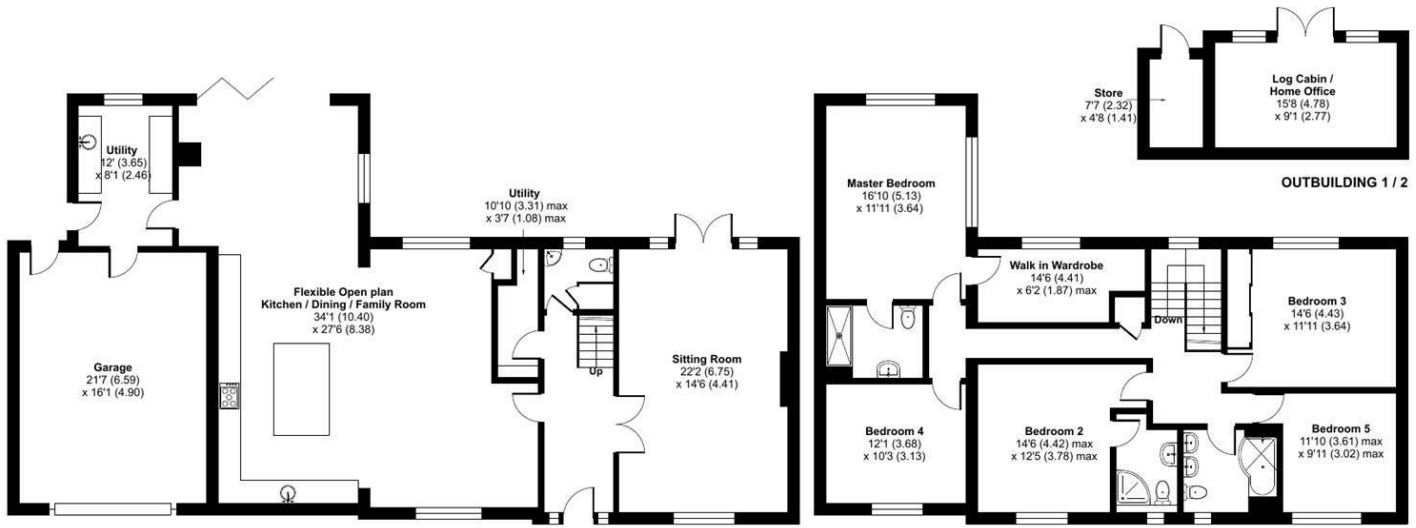
GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Shepherds Way, Liphook, GU30

Approximate Area = 2645 sq ft / 245.7 sq m
Garage = 348 sq ft / 32.3 sq m
Outbuildings = 178 sq ft / 16.5 sq m
Total = 3171 sq ft / 294.5 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). ©nichecom 2026
Produced for Clarke Gammon. REF: 1431715

LOCAL AUTHORITY

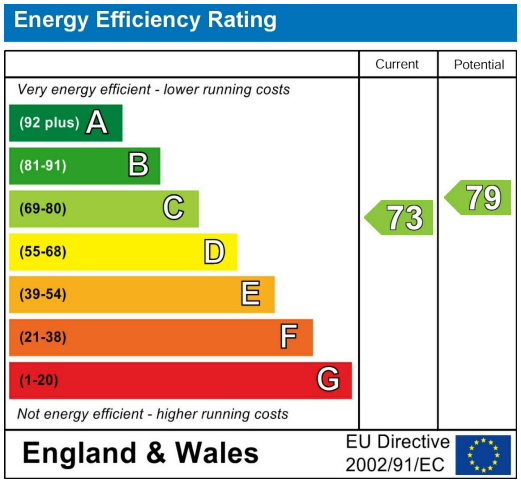
COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
gas central heating

6th November 2026



CG HASLEMERE 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. Turn first right into Shepherds Way where 32 will be found towards the top on the righthand 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.