

30 Chiltley Lane, Liphook, Hampshire, GU30 7HJ.
Price Guide £850,000 Freehold.

CLARKE C·G GAMMON 1919

30 CHILTLEY LANE LIPHOOK HAMPSHIRE GU30 7HJ

Price Guide £850,000 Freehold

An impressive and deceptively spacious chalet bungalow. It's tucked away with mature and private gardens in excess of ½ acre. The property offers a spacious entrance hall with cloakroom off. The sitting room is a desirable shape with an open fireplace and views over the south east facing gardens. The dining room which adjoins also enjoys the same outlook and has a feature semi-circular window. The kitchen is well equipped, beyond which is a large utility room which gives access to the gardens. There is a master bedroom suite on the ground floor with extensive wardrobes and an en-suite shower room. Bedroom 2, which is also on the ground floor, is currently used as a large study and is well fitted with a desk and surrounding units. On the first floor there are 2 further bedrooms and a bathroom.

A herringbone brick driveway provides parking for numerous cars and leads to a tandem garage with light and power and electric roller door. The front garden is open plan and well stocked. The remaining garden, which is substantial and extends to approximately ½ acre, is found on both sides of the property. The north east garden is totally private with well stocked flower borders and specimen shrubs and plants. There is a garden shed and a tucked away gate to Chiltley Lane. The south west garden is equally tastefully presented and found in 2 areas, there are cultivated lawns with sun terrace, well stocked additional flower borders which are tastefully designed. The 2 areas are divided by a crazy paved patio; the lower area offers a vegetable garden and additional garden shed and there is a small young orchard area.

- **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**
- **Large managed loft space**
- **Tandem garage and parking for numerous cars**
- **Beautiful mature and private gardens in excess of ½ acre**

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Local Authority: Tax Band G
Services: All main services.






















conqueror







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.





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.

13th November 2026

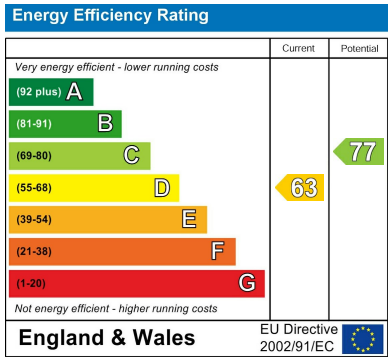
Guildford - 18.1 miles

Godalming 14.4 miles

Haslemere 4.3 miles

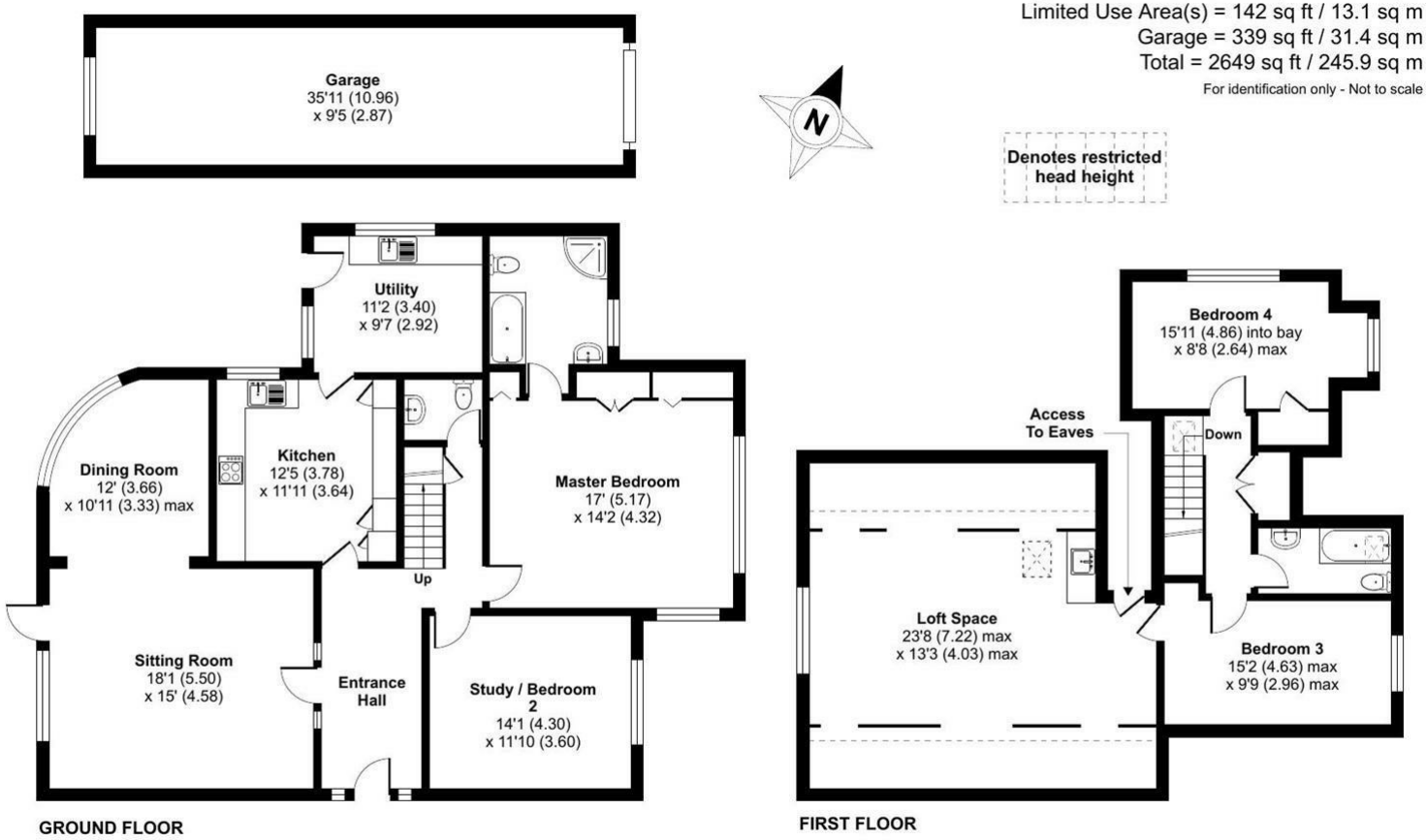
A3 2.0 miles

Portsmouth - 29.4 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). ©nichecom 2025. Produced for Clarke Gammon. REF: 1314271

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.