



9 CHESTNUT CLOSE

LIPHOOK • HAMPSHIRE

9 Chestnut Close, Liphook, Hampshire, GU30 7JA

Spacious detached four bedroom house in a corner plot within a quiet cul de sac. Benefitting from level garden to the rear and driveway plus garage to the front.

Tucked away at the end of a quiet residential cul de sac, this home is lucky enough to have a corner plot; enjoying a wider than average garden as a result.

To the front of the house is a large block paved driveway offering parking for several vehicles in addition to an integral garage with electric roller door.

There are two large reception room offering versatile usage. To the front currently is a spacious dining room with large south-west facing picture window complemented by a bench seat underneath, complete with built in storage; both useful and attractive! To the side is a contemporary stair case with glass balustrade and compartment storage below built by Clever Closets.

The 2nd reception room is a rear aspect sitting room which overlooks the garden. Benefitting from a wood burning stove and patio doors onto the garden it is a great family space whatever the season.

Also overlooking the garden is the kitchen. This is fitted with a modern range of drawer and cupboard storage including a central island which extends into a breakfast bar. There are a range of integrated appliances; dishwasher, double oven/microwave, plate warming drawer and induction hob with space for an American fridge freezer. There is a door directly out onto the garden, plus another leading to a utility room, cloakroom and the garage.

Moving to the first floor there four double bedrooms and a contemporary family bathroom. A double aspect master bedroom (fitting a Super King bed) with a modern en suite shower room, two further double bedrooms with built in wardrobes and a final double bedroom which is currently being used as a study with built in desks and wardrobes.

The family bathroom benefits from underfloor heating with both bath and separate shower.



History: The Berg Development was previously home to Chiltley Place, its gardens, arboretum and estate. Chiltley Place was built in the 1880s following the division of Chiltley Manor estate when the railway came to Liphook and bisected the land of the original manor. In 1960 E and L Berg Homes Ltd got planning permission to demolish Chiltley Place and build luxury houses and bungalows on the estate. The Berg estate was built on 45 acres of land, the first house was occupied in 1962 and around twenty-five houses were completed by 1965. Building continued in various areas of the estate until 1970. A further 22 acres of the Goldenfields land was then purchased and building continued until the end of the 1970s. In that later part of the development, the roads were named after specific remaining trees of the arboretum, e.g. Ash Grove and Chestnut Close where the trees are in some of the gardens.

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OUTSIDE AND FURTHER INFORMATION

The garden to the rear is level and enclosed with plenty of space for family activities. There are two patio area, a paved terrace adjacent to the house and a paved circular patio and pergola covered raised decked area tucked away to the far end, which is perfect for capturing the evening sun. The remainder of the garden is predominantly laid to lawn with mature trees and shrubs to the borders in addition to a couple of raised vegetable beds. There are also two useful garden sheds. Finally, there are double gates from the garden onto the driveway meaning additional vehicles can come into the garden if needed, with a hardstanding area available.

Tenure: Freehold

EPC Rating: D

Council Tax Band: G (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk





LOCATION

Chestnut Close is a quiet cul de sac of substantial houses ideally situated a short walk from the main line railway station, and village centre shops, pubs and amenities, in the highly sought after Berg Development.

Liphook itself is a large well serviced village on the Hampshire/West Sussex borders with excellent commuter links via the A3 and mainline train line from Portsmouth to Waterloo. The village grew out of the adjoining Hamlet of Bramshott due to its prominence as a coaching stopping point and has since grown to overtake it. The area retains much of its rural charm in addition to modern improvements such as Sainsburys supermarket and "The Living Room Cinema"; an independent cinema offering a home from home experience right in the heart of the village. Liphook's centre boasts a diverse range of further shopping amenities, pubs and restaurants. Old Thorns Country Club (which has a luxury Spa and golf course designed by Peter Aliss) is on the outskirts of the village approaching Griggs Green.

There are many places to enjoy beautiful countryside walks including Bramshott Common, Longmoor Ranges and the delightful water meadows in Radford Park.

Schooling is excellent with both private and state provision. Liphook Infant and Junior School achieved Outstanding in their Ofsted inspection report in 2022, a super achievement for a school in the heart of the community. Whilst Bohunt Secondary School/Academy also has an excellent OFSTED rating and a raft of awards and accolades including TES Secondary School of the Year in 2014, and more recently opened a linked Sixth Form College which is thriving. Regarding schooling, there is an exceptional choice of schools in the area, including Brookham and Highfield, Churchers College Junior School, plus St Edmund's and Amesbury at Hindhead. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield.



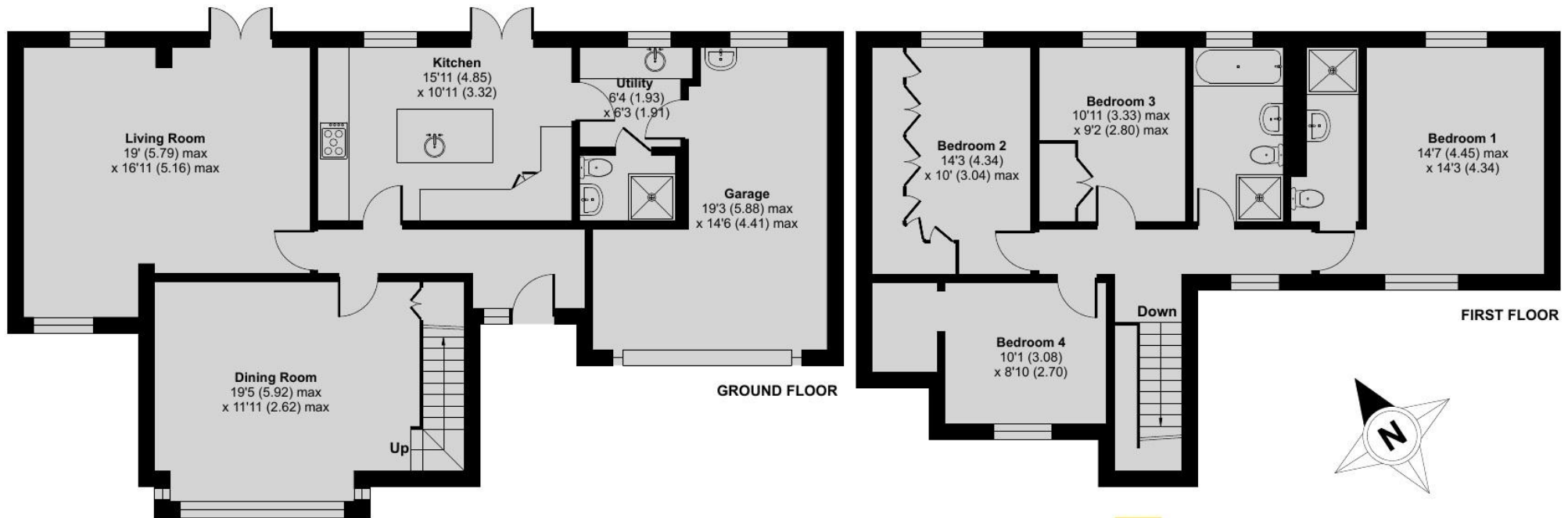
Chestnut Close, Liphook, Hampshire, GU30

Approximate Area = 1647 sq ft / 153 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1856 sq ft / 172.4 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 Seymours Estate Agents. REF: 1402766





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