

3 CHESTNUT CLOSE

LIPHOOK • HAMPSHIRE

3 Chestnut Close, Liphook, Hampshire, GU30 7JA

A detached 4 bedroom house offering scope to extend with an exceptional garden which has been designed for outdoor living and entertaining. Quiet cul de sac within walking distance of village amenities.

This detached family house offers versatile accommodation, with the current owners having gained planning permission (now lapsed) for a substantial extension to create a statement home for years to come, which will complement the stunning lifestyle garden in place. (Single storey front extension, two storey side extension and single storey rear extension)

Open frontage offering extensive parking leading to an attached 24' deep garage.

A good sized entrance porch provides space to welcome guests and relieve yourself of wet coats and shoes with a built in bench seat and coat hook storage above, the front door then opens into the entrance hall with cloakroom and stairs to the first floor.

Extending across the whole of the rear is a spacious open plan sitting/dining room which really takes in the garden views, with patio doors opening directly onto the garden.

To the front of the house is a 2nd reception room or 5th bedroom offering good versatility. Also enjoying a street scene is the kitchen. To the side of this is a large utility room extension.

To the first floor are four double bedrooms, all of which benefit from built in wooden shutters. Two of the doubles enjoy garden views, with the master bedroom also benefitting from an en suite shower room. A family bathroom completes the accommodation with a large loft providing extra storage if needed!

Planning ref: East Hampshire 49514/001



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.

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The garden by far is the current stand out feature of this home, having been lovingly planned to provide a social space in which extended family and friends can gather. Adjacent to the house is a patio area which extends into a footpath through the large lawn down to the end of the garden, both sides of the garden being flanked by mature, well stocked boundaries; beneficially the lawn and garden have an automatic sprinkler system fitter. Stepping through an archway at the end of the lawn you enter an extensive terrace, enjoying sun throughout the day. There is plenty of space for lounge and outdoor dining furniture, in addition to a hot tub, a raised fishpond with clear viewing panel and waterfall blade feature (designed be used as either a fishpond or swimming pool), and a large outbuilding. Internally this offers a great space for a games room/bar/office with mains power plus plumbing in place for an American fridge freezer, provisions for sewage if needed and internet cables have been run to the building. The roof extends over a decked area allowing for covered al fresco entertaining. Attached to the outside wall is a projector screen enabling outdoor movie nights, such a treat. Attached is a shed with light and power, perfect storage for all your garden cushions!!

Tenure: Freehold **EPC Rating:** C **Council Tax Band:** F (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.

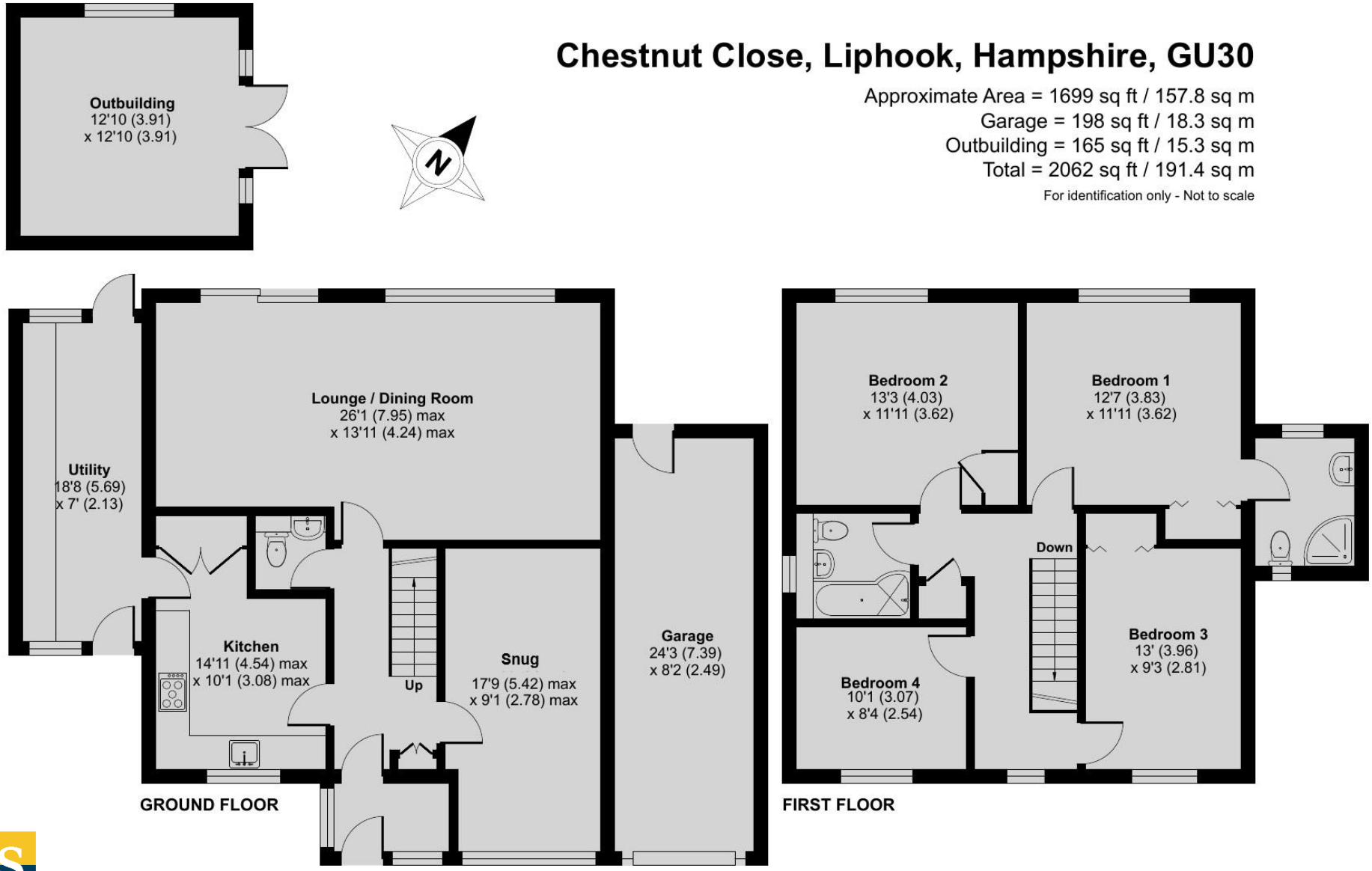
Liphook itself is a large well serviced village on the Hampshire/West Sussex borders with excellent commuter links via the A3 and mainline train line from Portsmouth to Waterloo. The village grew out of the adjoining Hamlet of Bramshott due to its prominence as a coaching stopping point and has since 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 = 1699 sq ft / 157.8 sq m
Garage = 198 sq ft / 18.3 sq m
Outbuilding = 165 sq ft / 15.3 sq m
Total = 2062 sq ft / 191.4 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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