



New Shepherds Farm

50 CHILTLEY LANE | LIPHOOK | GU30 7HJ

Wilson | Hill

5 Bedrooms | 2 Bathrooms | 1 Shower Room/Cloakroom | Entrance Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room
Vaulted Garden Room with Mezzanine Study & Access to Bedroom 4 | Annexe with Living Room, Kitchen, Bedroom | Integral Garage | Garden Shed | Off Road Parking
Garden of about 0.4 of an Acre (0.168 ha)
Liphook 1.1 miles, Petersfield 8.5 miles, Guildford 19 miles, London 48 miles



The Property

New Shepherds Farm is a detached family house in an edge of village setting with versatile space. The house originated as a 3-bedroom farmhouse in the 1930s, but a substantial annexe extension was added in the mid-1980s which can usefully flex either as a self-contained wing or simply extended living space within the house and 2 further bedroom options. There is a ground floor bedroom which is good for elderly

visitors or anyone needing ground floor living space. The two main reception rooms have views into the garden and a vaulted garden room has a mezzanine study and a further option to link with a bedroom into a self-contained suite of rooms if needed or handy home working space. In all a great family house in a rarely available location.



I Location

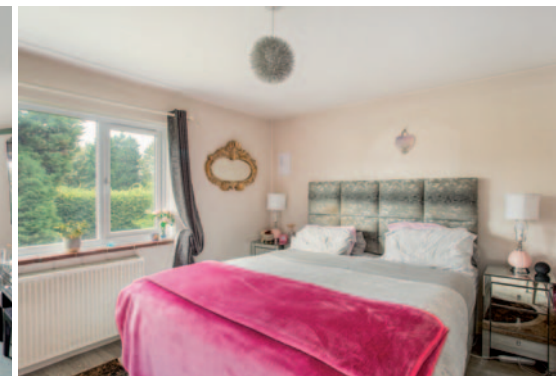
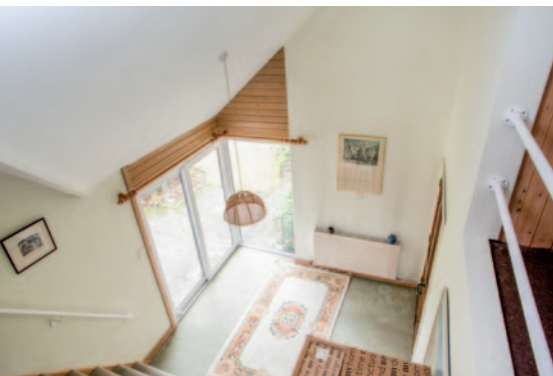
The house lies on the southern edge of Liphook in a quiet tree lined residential road close to Churcher's Junior School, Highfield and Brookham Schools. The village has a comprehensive range of facilities including Sainsbury's, a doctors' surgery, a good

selection of other local shops and it is also home to the very well regarded Bohunt School. The station is within walking distance of the house and has train services to Waterloo. The A3 is not far away providing excellent transport links to Guildford and the M25 to

the north and the South Coast. London is only 48 miles and the larger centres of Guildford, Chichester and Winchester are all within reasonable driving distance. The property lies close to the edge of the South Downs National Park and there are numerous opportunities for walking, cycling and riding within the area.

I Outside

A gravel drive (with shared rights of access to the neighbour Barley Fields) leads to a parking area and garage in front of the house. The garden is mainly laid to lawn for ease of management and in part is enclosed by lovely high beech hedges and a shelter belt of trees to the lane side, providing lovely space for children to enjoy or with further potential for any keen gardener to plant and landscape further.



I Directions to GU30 7HJ

Follow the A3 south from Guildford, go through the Hindhead Tunnel and then continue on to the exit to Liphook. Follow the slip road and then turn left again signed to Liphook. Follow the road into the centre of the village and at the roundabout take the first exit on the left towards Haslemere and Rake. Then at the next roundabout carry straight on towards Rake. Go along for 0.3 miles and then turn left towards the station. Go along to the T junction and then turn right signed to Midhurst. Follow the road for 0.2 miles and then turn left into Chiltley Lane. Go along Chiltley Lane for 0.2 miles where the entrance to New Shepherds Farm will be found on the right-hand side. It is the same entrance as for Barley Fields.



Viewing strictly by appointment.

Approximate Area = 226.4 sq m / 2437 sq ft
(Including Garage / Eaves)
Including Limited Use Area (7.0 sq m / 75 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 286833

Services: Mains water and electricity, mains drainage, oil-fired heating.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: H (or if separated: House E; Annexe A).
EPC: E39 (NB Subsequent to current certificate, cavity wall insulation to be installed in November 2021).

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated October 2021 .

