



Hawley, Nr Petersfield / Liss, Hampshire
£7,000 pcm excl.

Contemporary Barn Conversion in the Sought After Village of Hawley





Term: 12 months with the possibility of renewal
Bedrooms – 5
 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

- Double Height Drawing Room with Wood Burner
- Family Room
- Study
- Fully Fitted Open Plan Kitchen / Dining Room
- Walk-In Larder
- Utility Room
- Shower Room / W.C. and Further Cloakroom / W.C.
- Master Bedroom with Dressing Area and Bathroom
- Four Further Bedrooms (Two with En Suite Showers)
- Large Garden (Approximately 1.5 Acres)

Description:

This stunning, recently converted barn, constructed of local stone is situated on a quiet rural lane in the heart of the South Downs National Park.

This is a beautifully restored period country house which has been finished to an extremely high standard throughout, with immaculate attention to detail. With the addition of a wonderfully spacious, light open plan living space, fully fitted kitchen/dining room and modern shower/bath rooms, all with top of the range fittings; this property offers a wonderful, secluded home, perfect as a weekend retreat or for full time living.

The property sits within a secluded 1.5 acre plot in an elevated position with stunning, uninterrupted views over the fields and woodland beyond.

Situation:

Hawkleys is a rural village with a quintessential village green, popular pub, church and village hall. The property is a short drive [5 miles] from the market town of Petersfield with its wealth of amenities and mainline station.

There is good access to Bedales, Churchers College, Highfield and Brookham along with the Hindhead and Winchester schools.

AVAILABLE NOW

Local Authority: East Hampshire District Council (Band G)

White Goods: Electric Oven & Hob, Microwave, Dishwasher, Fridge, Freezer, with space and infrastructure for a Washing Machine & Tumble Dryer.

Heating: Electric (Underfloor Heating throughout)

Drainage: Private (Septic Tank)

Curtains/Blinds: As seen

Flooring: Exposed Wood & Stone

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

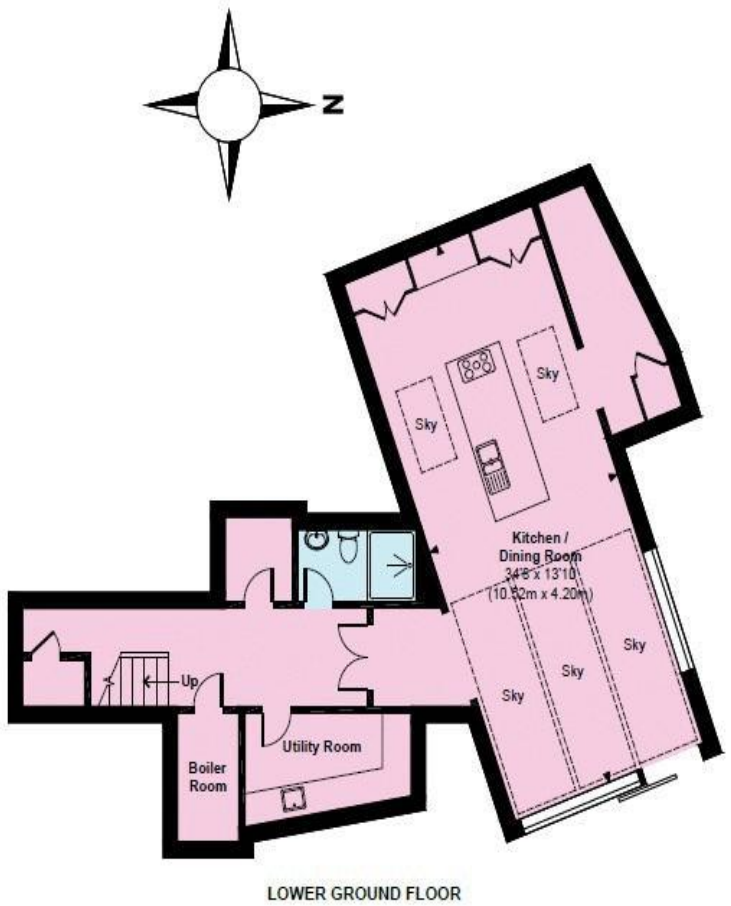
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	44 E
21-38	F		
1-20	G		



Approximate Gross Internal Area
Total = 4788 Sq Ft / 444.81 Sq M
 Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.

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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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