



Hawley, Nr Liss / Petersfield, Hampshire
£4,750 pcm excl, including gardening and swimming pool maintenance

A stunning detached house, offering unrivalled views, located in the sought-after village of Hawley



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

Bedrooms – 4

Key Features:

Large Open Plan Kitchen / Sitting Room
Separate Snug / Playroom
Large Conservatory
Utility Room / Cloakroom / W.C
Four Double Bedrooms, Two with En Suite Bathrooms
Family Bathroom
Terrace with Summerhouse / Garden Office
Garden with Extensive Views
Indoor heated Swimming Pool with Bifold Doors
Additional Outdoor Utility Room
Ample Driveway Parking and Car Port

Description:

A stunning detached period home set in the very sought-after village of Hawkley. The property offers incomparable views to the rear and is set within lovely grounds.

The house features a large open plan fitted Kitchen with a spacious adjoining Sitting Room, a further Snug / Playroom to the rear and a large 34ft, heated Conservatory overlooking the Garden. In addition, there is a Utility Room and Cloakroom/W.C.

Reached by a double staircase, the first floor comprises a spacious landing leading to the master bedroom with en suite bathroom, with a bath and separate free-standing shower, along with a walk-in wardrobe. There are two further double bedrooms with inbuilt wardrobes, and a family bathroom with shower over bath.

A fourth double bedroom, with an en suite shower, is accessed by another staircase off the main hall.

Externally there is a beautiful garden, a terrace with Summerhouse / Garden Office, an indoor heated swimming pool with bifold doors, external utility room, car port and ample driveway parking.

Situation:

This area has a dramatic, unspoilt landscape dominated by The Hangers, ancient woodlands which cover the slopes of the chalk and greensand at the edge of the Hampshire Downs. Rich in wildlife and with spectacular scenery the area is deeply rural and quiet. Hawkley boasts a quintessential village green, pub, church and village hall.

Petersfield, only 7 miles away, provides a good range of shops along with a mainline station (Waterloo 60 minutes) and the larger centres of Chichester, Winchester and Guildford all offer more extensive shopping and leisure facilities.

With easy access to the A3, connecting to the M25 and the rest of the motorway network, this property is, though rural, well placed for commuting.

The area is well served for sporting and leisure facilities which include horse racing at Goodwood and Fontwell, polo at Cowdray Park, golf at Hindhead, Liphook and Petersfield and sailing off the South Coast at Chichester.

The surrounding countryside is networked by footpaths and bridle paths providing excellent opportunities for walking (including the Hangers Way and the South Downs Way) and riding.

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

White Goods: Gas Fired Range Hob with 2 Electric Ovens, Dishwashers x 2, Split Level Fridge, Fridge/Freezers x 2, Washing Machine, Tumble dryer

Heating: Oil fired central heating

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

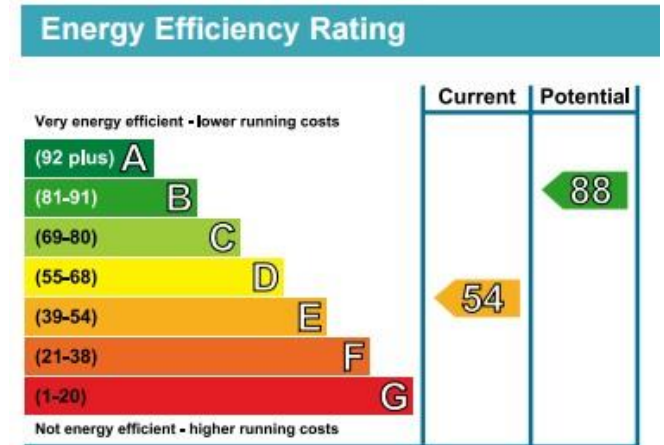
Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included

Swimming Pool: Maintenance included; Tenant responsible for heating costs

Local Authority: East Hampshire District Council (Band G)



Viewing:

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

Tel: 02392 632275

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AVAILABLE END OF APRIL 2020

Please see our website for further information –
www.countryhousecompany.co.uk







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