



THE  
**COUNTRY  
HOUSE**  
COMPANY

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# Hawley, Nr Petersfield, Hampshire

## Mileages (approximate)

Petersfield - 8 miles

Alton - 8 miles

Winchester – 18 miles

## Summary of Accommodation

### Ground Floor

Open plan Kitchen/Dining/Family Room

Sitting Room

Study

Cloakroom

### First Floor

Four Bedrooms

Two En Suites

Family Bathroom

Rear Garden & Driveway Parking

## Description

Located in the heart of the popular village of Hawley, this stunning semi-detached cottage presents stylish contemporary living space with all the character of a property of its period retained, to include exposed timbers, brickwork and inglenook fireplaces.

In recent years the cottage has been sympathetically extended and improved to create a stylish and attractive home.

The ground floor accommodation includes a contemporary kitchen/breakfast room which opens opening to a spacious living area with central inglenook fireplace.

A glass linked family room would equally be ideal as a home/office space and a cosy sitting room with exposed timbers and fireplace plus cloakroom complete the ground floor accommodation.

A staircase leads to the landing with modern glass floor showcasing the room below.

There is a master bedroom at the rear of the cottage with triple aspect windows and en suite with shower, a family bathroom and three further bedrooms, each benefitting from overhead beams and brick feature walls, and one with further en suite.

Externally, to the front there is a small garden area and driveway for multiple cars and to the rear is a good size garden with lovely views.

## Situation

Hawley is a rural village with a quintessential village green, popular bistro pub next door (with b&b facilities so restricted hours so as to minimise noise), church and village hall.

Petersfield, less than 8 miles away, provides a good range of shops including Waitrose 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 closest mainline services run

from Petersfield to London Waterloo with a regular service taking just under an hour.

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 are also many renowned schools in the area to include Bedales, Ditcham Park and Churchers.

**Services:** Mains electricity and water. Private drainage and oil-fired central heating

**Local Authority:** Winchester City Council

**Tenure and Possession:** The property is offered for sale Freehold.

## Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: [sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk)

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

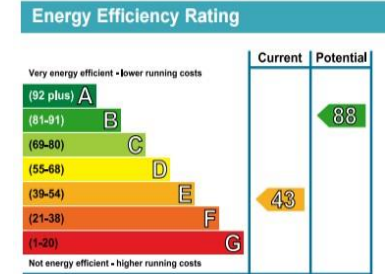
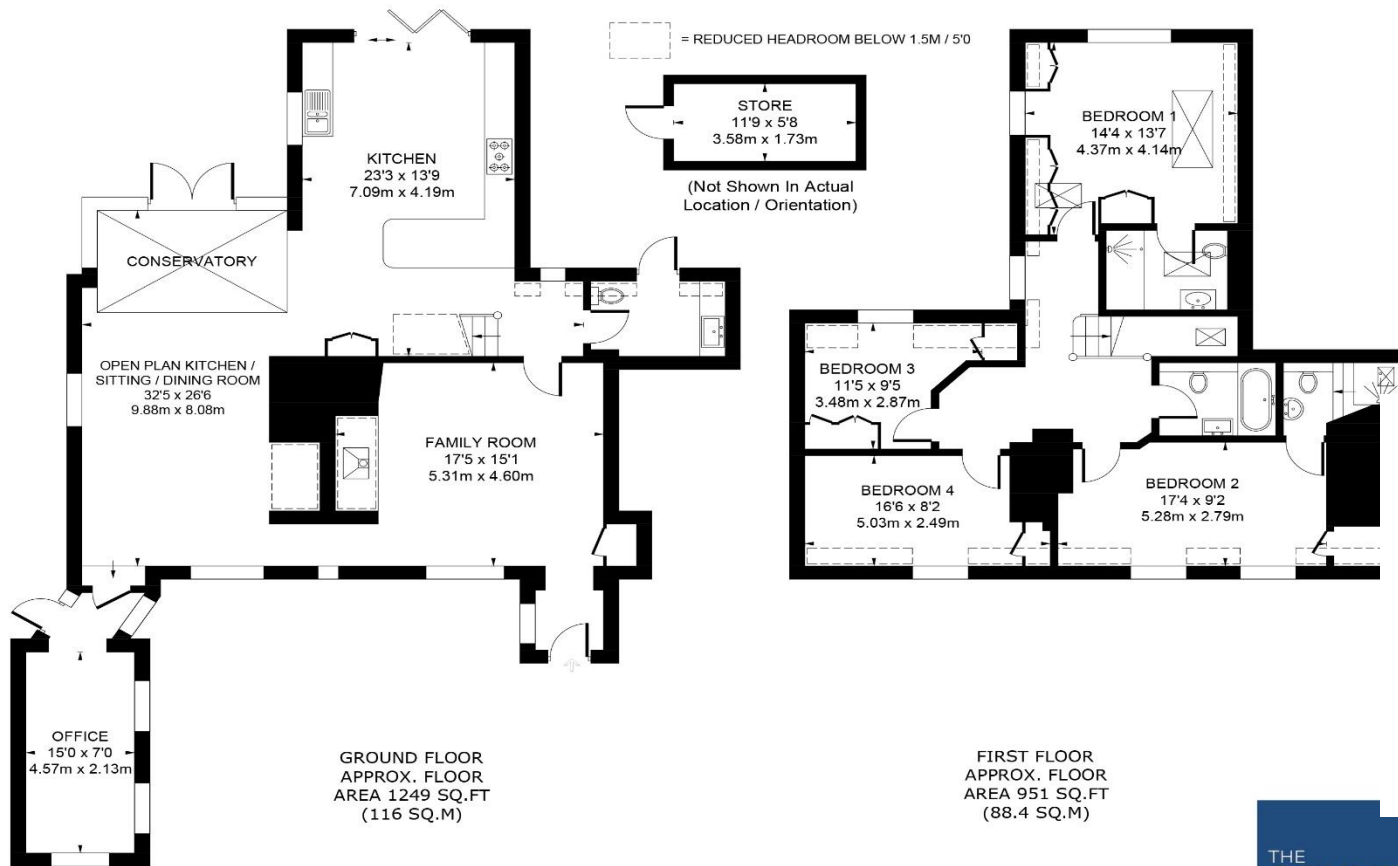
**Disclaimer:** (including fixtures and fittings)

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**Date of particulars 2020 photos were taken following the refurbishment in 2017 prior to tenancy.**







**Agents Note:**

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TOTAL APPROX. FLOOR AREA 2200 SQ.FT (204.4 SQ.M) (EXCLUDING STORE)  
STORE = 68 SQ.FT (6.3 SQ.M)  
TOTAL= 2268 SQ.FT (210.7 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
floorplansUsketch 2020 (ID 649585)



**The Country House Company**

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