



THE
COUNTRY
HOUSE
COMPANY
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LISS
PETERSFIELD

Hawkley Road, Liss, Hampshire

A recently refurbished, two-bedroom character cottage with private parking and pretty gardens overlooking open countryside, situated in a sought after location with excellent access to commuter links.



Mileages (approximate)

Petersfield – 5 miles

Guildford - 22 miles

Summary of Accommodation

Ground Floor

Entrance Vestibule

Kitchen

Open Plan Sitting & Dining Room

First Floor

Master Bedroom

Family Bathroom

Second Floor

Double Bedroom

Outside

Single Garage

Off - Road Parking for Two Cars

Garden

Description

This charming character cottage has been the subject of extensive refurbishment by the current owners and provides light and contemporary accommodation with period features retained.

An entrance vestibule leads into the generous sitting /dining room with Victorian style fireplace. Beyond is the kitchen with doors to the garden and sun terrace.



Upstairs on the first floor is the master bedroom with fitted wardrobes and a separate family shower room.

On the second floor is a further double bedroom with eaves storage.

Outside

There is a private garden with sun terrace and steps to a further area overlooking countryside. There is a right of access at the rear to the garage block where there is a single garage and off road parking for 2 cars.

Situation

Hawley is a rural village with a quintessential village green, popular pub, church and village hall. Petersfield, less than 7 miles away,

provides a good range of shops including Waitrose. 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 within a 15 minute walk of Liss Station which is on the Petersfield to London Line.

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. 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 good schools in the area.

Services: Mains electricity and water. Mains drainage and gas fired central heating. Fibre Optic Broadband

Local Authority: EHDC

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

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)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars.

2020. Interior photos 2019

Date of particulars



GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT
(32.5 SQ.M)

= Reduced headroom below 1.5m / 5'0



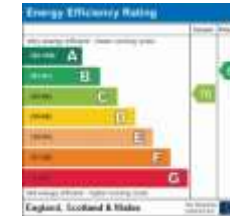
FIRST FLOOR
APPROX. FLOOR
AREA 236 SQ.FT
(21.9 SQ.M)



SECOND FLOOR
APPROX. FLOOR
AREA 190 SQ.FT
(17.7 SQ.M)

TOTAL APPROX. FLOOR AREA 776 SQ.FT (72.1 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 663279)



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