



Hill Brow Road, Hill Brow, Liss, Hampshire, GU33

OIEO: £1,250,000 Freehold

The front portion of an imposing country house in Hill Brow.

Three bedrooms, family bathroom, separate shower room, drawing room, dining room, study, kitchen/breakfast room, orangery, downstairs cloakroom with WC, gardens, garage and parking.

In all, the property lies in a plot of 0.52 acre.

EPC Rating: "F" (33).



for every step...

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DESCRIPTION

The property is a front portion of a fine country house believed to date from the early 20th Century with brick and part tile-hung elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the main drawing room, with picture windows overlooking the garden and there's a pretty woodburner. There is a large orangery, which is a fantastic addition and would make an ideal kitchen/family room should one want to relocate. From the light and spacious hall, stairs rise to the first floor landing, off which are three large bedrooms, a family bathroom and separate shower room. The property has lovely high ceilings and large windows throughout allowing light to flow through the accommodation and an internal viewing is strongly recommended. Outside, the garden for the property lies solely to the front and is approached through electric gates leading up a long gravel drive to a parking area, flanked by areas of lawn. There is a BBQ Hut with a central fire pit which would be a great place for entertaining guests even during the cooler months of the year, and the garden, being on the south-west side of the house gets plenty of sun during the summer. There is a large garage that has an up and over electric door. In all, the property lies in a plot of 0.52 acre.



LOCATION

Situated in Hill Brow, the house lies on the fringe of the popular village of Liss which provides for all day to day needs and has a railway station with a direct train to London Waterloo. The market town of Petersfield lies approximately 3 miles to the south where there are a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. There is an additional train station providing a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The area has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Highfield School, Bohunt and The Petersfield School.

SERVICES

Mains electricity, water and drainage. LPG central heating.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield.

DIRECTIONS

From Petersfield, head north along the old A3 (B2070) in the direction of Liss and Liphook. On reaching The Jolly Drover in Hill Brow on your right, turn left down Hill Brow Road towards Liss. After approximately 300 metres, the drive to the property is on your right, immediately after Malvern Road, which is also on your right.

Ref: AB/170100/2



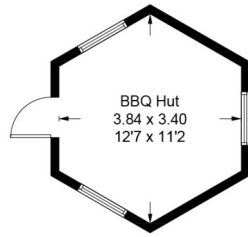
Hill Brow Road, GU33

Approximate Gross Internal Area = 232.1 sq m / 2498 sq ft

BBQ Hut = 9.9 sq m / 106 sq ft

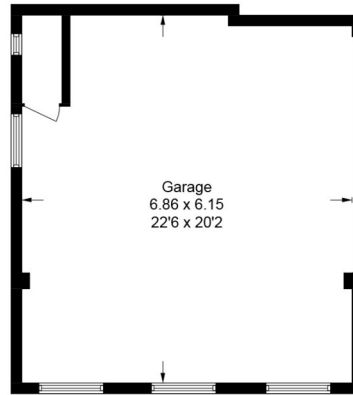
Garage = 41.7 sq m / 449 sq ft

Total = 283.7 sq m / 3053 sq ft

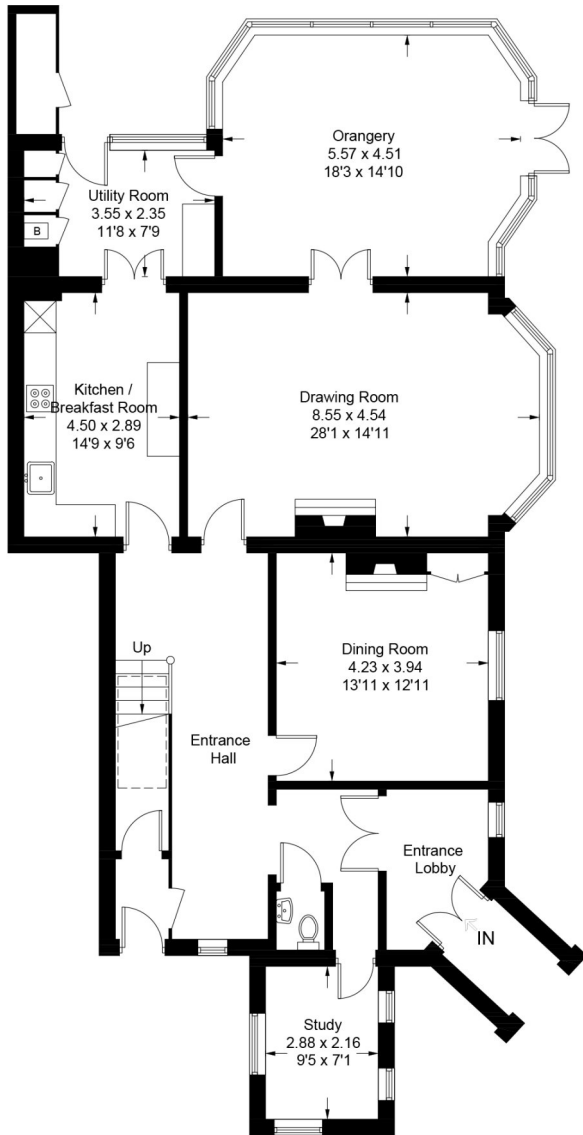


(Not Shown In Actual Location / Orientation)

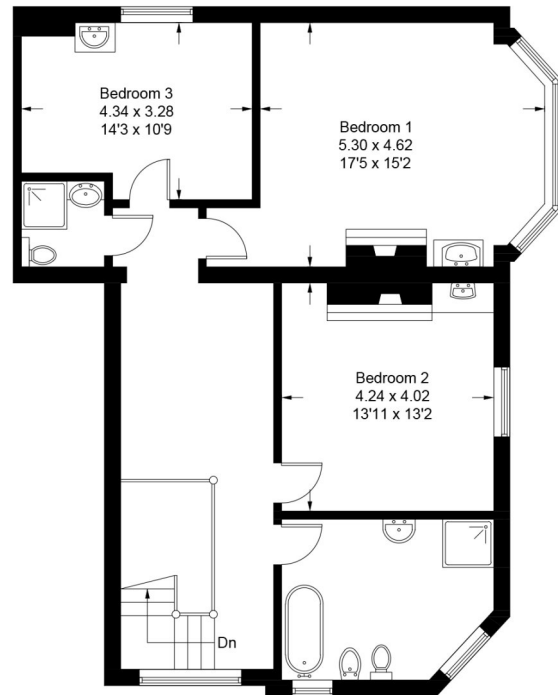
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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