



Pruetts Lane, Liss, Hampshire, GU33

Guide Price: £1,750,000 Freehold

A charming detached period property set in a lovely rural location with approximately 13 acres of land.

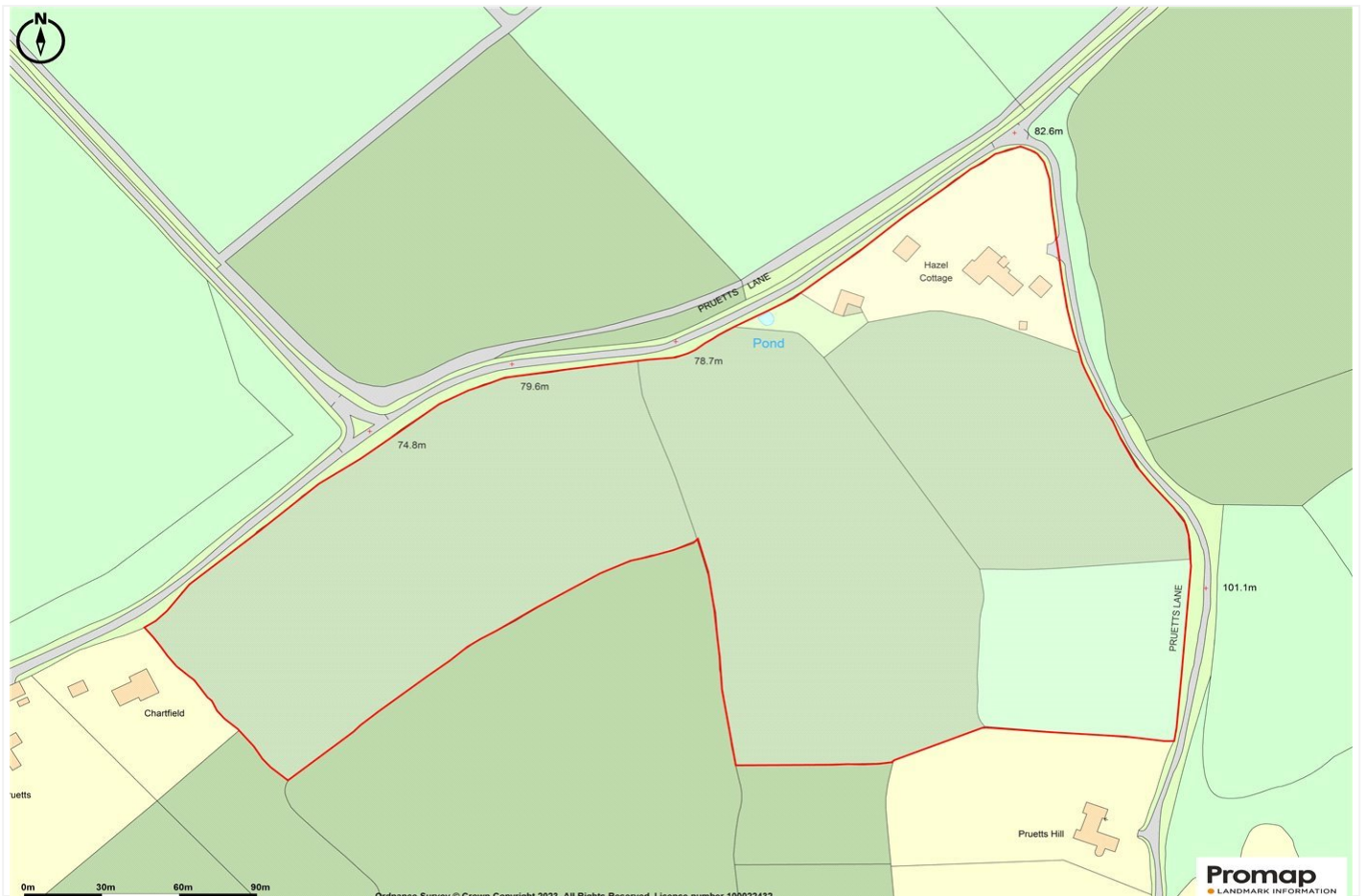
Two principal bedrooms with en suite bathrooms, two further bedrooms, family bathroom, drawing room, sitting room, dining room, study, kitchen, 2 utility rooms, boot room with WC, downstairs WC, detached double garage, stable block, workshop and yard, formal gardens and paddocks amounting to approximately 13.4 acres.

EPC Rating "E" (48).

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DESCRIPTION

A fantastic opportunity to acquire a charming house set in a lovely rural situation with approximately 13 acres and equine facilities. This individual house has its accommodation arranged over two floors with the majority being on the ground floor. The impressive triple aspect sitting room overlooks the gardens, the paddocks and countryside beyond. There are two principal bedrooms, one on the ground floor and the other on the first floor along with three further reception rooms and bedrooms. Internally there are some lovely features including open fireplaces and beams, but offers fantastic scope to update or adapt to personal requirements. The gardens are a delightful feature and the house sits centrally on the plot. There is a stable block comprising two stables, tack room and feedstore situated in a courtyard not far from the house but with separate vehicular access. There are post and rail enclosed paddocks that amount to approximately 13 acres in total. This is a definite must see to fully appreciate.



LOCATION

The property is situated on Pruetts Lane, a quiet single track country lane between Petersfield and Liss. The nearby village of Liss provides for all day to day needs and has a railway station providing direct trains to London Waterloo in the north and Portsmouth to the south. The market town of Petersfield lies less than 3 miles to the south and is situated in the heart of the South Downs National Park offering a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes, further shops and an additional train station providing a more regular direct service to London Waterloo. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The town 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. There are many prestigious schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS) and Bohunt School.

Services: Mains electricity and water. Oil fired central heating and private drainage.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From Petersfield, proceed north on the B2070 towards Liphook. Pass the turning to Midhurst (A272) on your right where the road becomes a dual carriageway and continue for a few hundred metres before taking the second turning on the left into Pruetts Lane. Proceed down the hill and the property will be found towards the end on your left-hand side.

Ref: MD/230148/1



Pruetts Lane, GU33 7QT

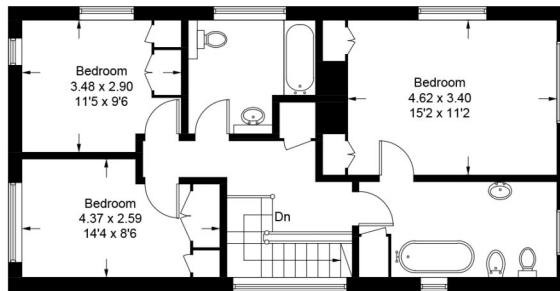
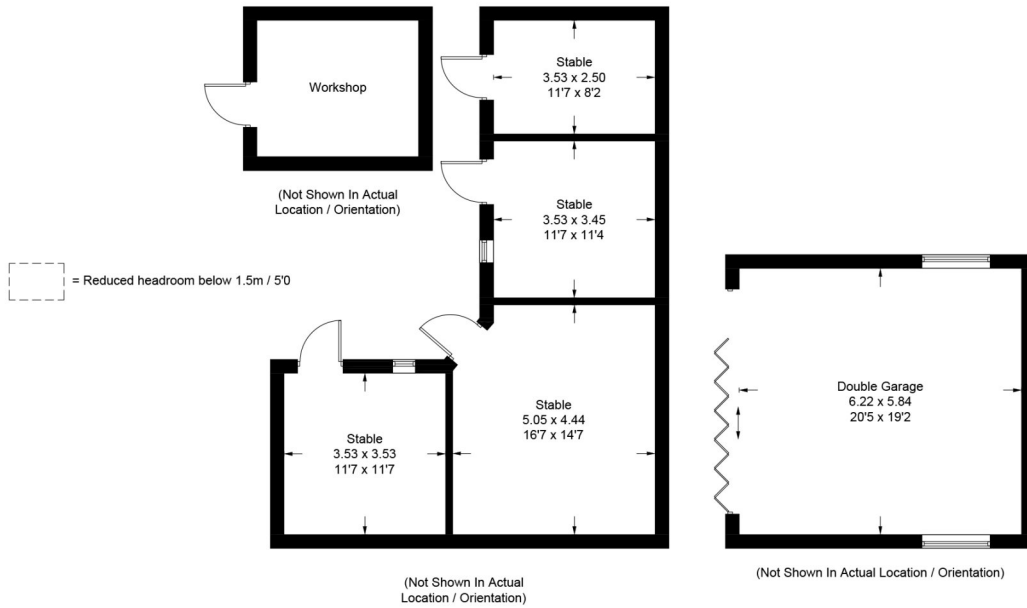
Approximate Gross Internal Area = 250.3 sq m / 2694 sq ft

Double Garage = 37.0 sq m / 398 sq ft

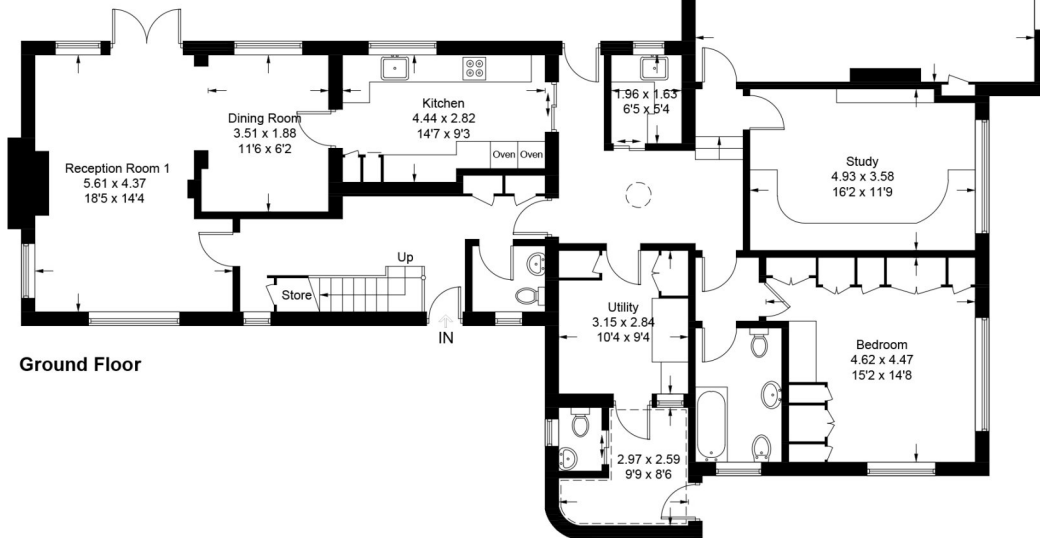
Stables = 57.6 sq m / 620 sq ft

Total = 344.9 sq m / 3712 sq ft

(Excluding Workshop)



First Floor



Ground 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 2023.

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