

Hawkley, Liss, Hampshire, GU33

Guide Price: £750,000 *Freehold*

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Towards the edge of the centre of Hawkley, a pretty, attached single-storey barn conversion backing onto farmland with a garage and delightful gardens.

KEY FEATURES

- A pretty, attached barn conversion
- Single-storey living
- Backing onto farmland with beautiful countryside views Delightful gardens
- Situated in the village of Hawkley
- Off-street parking and single garage





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DESCRIPTION

The property is a beautifully presented, single-storey barn conversion backing onto farmland in the popular village of Hawkley. The layout can be seen in the floorplan and of particular note are the characterful features which include a wood burner with brick surround. The kitchen/breakfast room and the sunroom have direct access to the garden and there is beautiful countryside views throughout the property. The main bedroom has an en suite shower room and there are two additional bedrooms and a family bathroom making up the internal accommodation. Outside, the property is approached by a shared parking area leading to a front pedestrian gate with a path to the front door. The gardens lie predominantly to the side and rear, are mainly laid to lawn with a variety of mature borders, and there are two small ponds. They also feature a patio area, raised gardening beds and a greenhouse to the rear. The property also benefits from a single brick-built garage which is great for storage.

ACCOMMODATION

Hall, living room, kitchen/breakfast room, sunroom, main bedroom with en suite shower, two additional bedrooms, family bathroom, front and rear gardens, off-street parking and single garage.

LOCATION

The property is close to the centre of Hawkley, a pretty village to the north of Petersfield. The village has a thriving community and there are a number of societies which include cricket and tennis clubs. The Hawkley Inn is a popular spot for walkers and locals alike and is just a short walk away. The village of Liss lies within three miles to the east where there's a number of eateries, a small Tesco and Boots and the train station provides direct access to London Waterloo in approximately 1 hour and 10 minutes. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. Being in the heart of The South Downs National Park, the surrounding area is renowned for its unspoilt landscapes and outdoor pursuits. There are many popular schools in the area including Bedales School, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

DIRECTIONS

From Petersfield, proceed north along the A3 towards London and after approximately . At the Ham Barn Roundabout, take the first exit signed to Selborne and Alton. Proceed along the road and after approximately 0.8 mile, turn left down Snailing Lane. After approximately 1.6 miles, and on reaching a staggered crossroads, proceed straight on. The shared drive to the property is the first on the right with the house being in the far right hand corner.

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MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Stone and brick elevations under a tiled roof.
Services: Mains electricity and water. Oil fired central heating and shared private drainage (septic tank).
Council Tax: East Hampshrie District Council. Band F
EPC rating: "D" (60)
Service Charge: N/A
Ground Rent: N/A
Rights & Easements: None known
Flooding: To the best of our knowledge, there has been no internal flooding.
Mobile signal: Good outdoor and indoor with EE. Variable outdoor with O2, Vodafone and Three (Ofcom).
Broadband availability: Superfast available (Ofcom).
Parking: Garage and off-street parking
Viewings: Strictly by appointment with Winkworth Petersfield
WHAT3WORDS: ///enthused.hung.claims
Ref: AB/250113/1









Important Notice

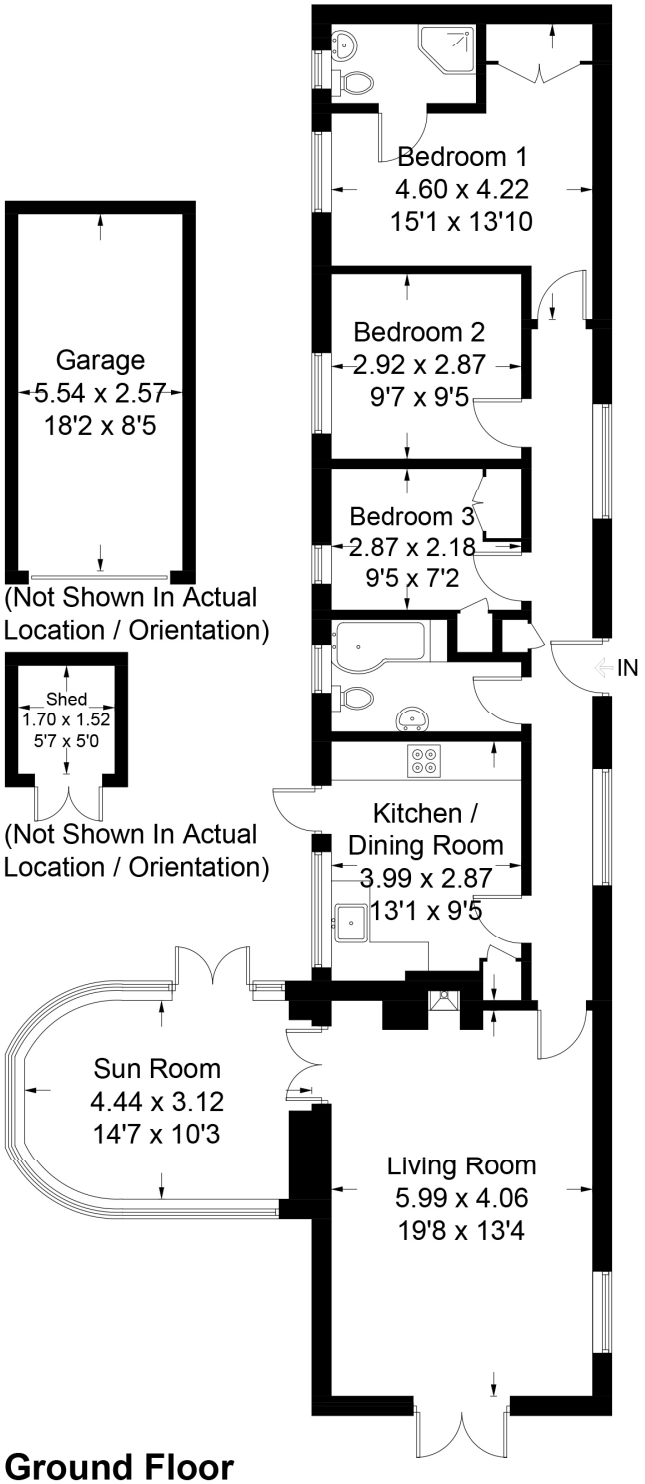
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Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft
Garage / Shed = 16.7 sq m / 180 sq ft
Total = 117.6 sq m / 1266 sq ft



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 2026.

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