



Hawkley, Hampshire, GU33

Guide Price: £1,150,000 *Share of Freehold*



A recently renovated significant portion of this imposing country house benefitting from the scale of the original principal rooms in an exquisite spot on the fringe of Hawkley, with its own private garden and garaging.

KEY FEATURES

- Substantial portion of an imposing Grade II Listed country house
- Originally built c.1861 and designed by the well-respected gothic revival architect, Samuel Teulon with gardens designed by Gertrude Jekyll
- Well-proportioned accommodation totalling 2,729 sq. ft.
- Delightful private gardens of approximately 0.28 acre
- Extensive communal gardens, grounds and woodland of approximately 8 acres
- A double garage and communal parking



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DESCRIPTION

The property is a substantial portion of this imposing country house on the fringes of the ever-popular village of Hawkey. Believed to have been originally built in 1861 and designed by the well-respected gothic revival architect, Samuel Teulon, the property was sympathetically converted into eight properties in the 1960's. The property has stone elevations with period features which include large mullion windows, high ceilings and open fires. The layout can be seen in the floorplan but of particular note is the magnificent, spacious reception rooms. From the hall, sweeping stairs rise to the first floor landing, off which are four bedrooms and a modern family bathroom. The principal bedroom has its own contemporary en suite shower room. Outside the property is approached by a shared sweeping drive leading to a communal parking area and a double garage in a block. The main private gardens to the property are to the front and side of the original facade of the building. Laid to lawn with a variety of mature borders and stone paths, the gardens, being on the south-east side are the perfect spot to unwind during the summer months and in all, lie in 0.28 acre that lead directly into lawned communal gardens and private woodland.

Please note that the photos were taken in summer 2025.

ACCOMMODATION

Entrance hall, drawing/dining room, sitting room, kitchen/breakfast room, utility, additional downstairs utility space that could be converted into a cloakroom, cellar, principal bedroom with en-suite, three further bedrooms, family bathroom, delightful private gardens, communal gardens, grounds and woodland of approximately 8 acres, a double garage two single garages and communal parking.

LOCATION

The property is on the edge of Hawkey, 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 and there's The Hawkey Inn; a popular spot for walkers and locals alike. The village of Liss lies miles to the east where there's a number of eateries, a small Tesco and Boots and the station provides direct trains 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 on reaching 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 2 miles, turn right down Mill Lane signed to Empshott and Selborne and then after a further 130 metres, bear right down a no-through lane. The entrance to Hawkey Hurst is on your left after 170 metres or so.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Leasehold with Share of Freehold

Lease: 999 year lease from 1st January 1974. Hawkley Hurst Residents Company Ltd

Construction: Sandstone elevations under a tiled roof

Services: Mains electricity and water. Oil fired central heating. Private drainage (septic tank).

Council Tax: East Hampshire District. Band "F"

EPC Rating: "E" (40)

Annual Service Charge: £2,680 per annum

Forward Maintenance Fund: £3,750 per annum

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded

Mobile/ Broadband: Full fibre to the property; likely outdoors (Ofcom)

Parking: Double garage and communal parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///seasons.picnic.bunks



Important Notice

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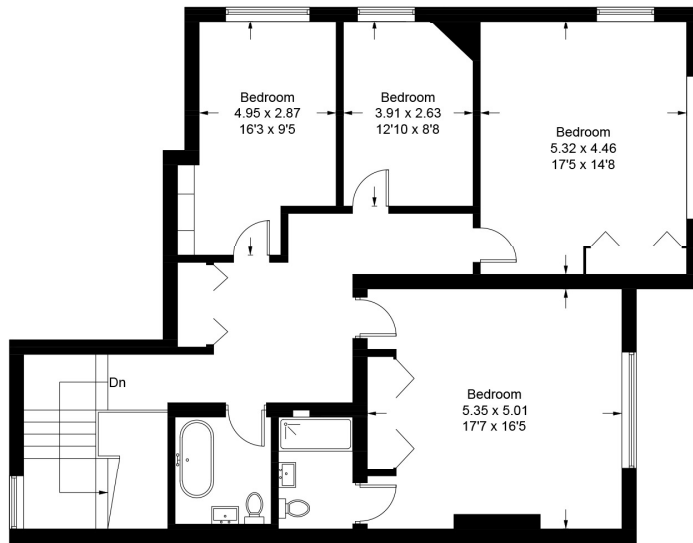
Hawley, GU33

Approximate Gross Internal Area = 253.5 sq m / 2729 sq ft

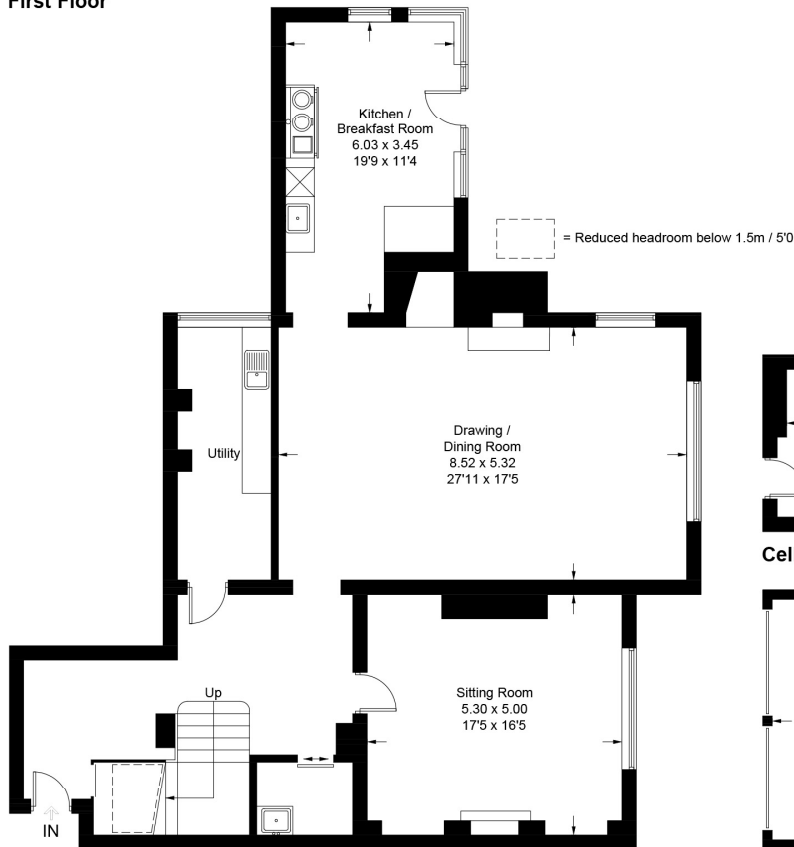
Cellar = 8.3 sq m / 89 sq ft

Garage = 25.0 sq m / 269 sq ft

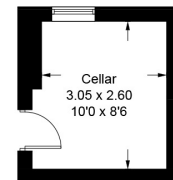
Total = 286.8 sq m / 3087 sq ft



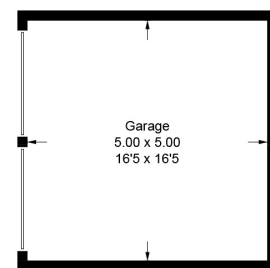
First Floor



Ground Floor



Cellar



(Not Shown In Actual
Location / Orientation)

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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