



Hill Brow, Hampshire, GU33

Guide Price: £900,000 *Freehold*

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Set in delightful gardens of approximately 0.9 acre, a detached single storey home with ample parking and garaging for four cars.

KEY FEATURES

- Detached single-storey home.
- Situated in the ever-popular Hill Brow
- In grounds of approximately 0.9 acre.
- Scope for improvement (subject to the relevant consents).
- Garaging for four cars.
- 1.8 miles to the train station in Liss.
- NO ONWARD CHAIN.



Petersfield

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DESCRIPTION

The property is a single-storey home with stone and part timber clad elevations under a tiled roof. Believed to have been originally built in the 1960's, the property has lovely large windows, allowing light to flow through the accommodation. On entering a large hall, doors lead to all of the rooms. The main reception area has doors leading outside, an open fire and a few steps lead up to an open-plan dining area. The kitchen/breakfast room has matching floor mounted units and there's enough room for a free-standing breakfast table. There are also three double bedrooms, all of which have built-in storage and doors leading outside. Outside, at the beginning of the drive are two, adjoined double garages, to the right of which is a sweeping drive leading to the front door. The garden lies on all sides of the property with a large segment of lawn surrounded by mature hedges, trees and shrubs including rhododendrons, giving an abundance of colour in the relevant seasons and also a good degree of privacy. In all, the property lies in a plot of approximately 0.9 of an acre. Whilst the house has been loved over the years, it would benefit from some general updating.

DIRECTIONS

From Petersfield, head north along the old A3 (now B2070) in the direction of Liss and Liphook. Continue into Hill Brow and after passing The Jolly Drover Pub on your right, continue for a further 0.6 mile and turn left immediately before reaching Wenham Holt Nursing Home. The drive to the property is immediately after the two double garages on your left.

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.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Stone elevations under a tiled roof.

Services: Mains electricity and water. Private drainage and oil fired central heating.

Council Tax: East Hampshire District Council. Band: "F"

EPC Rating: "E" (41)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known.

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

Mobile signal: Good outdoor with EE and Three Variable outdoor with O2 and Vodafone. (Ofcom).

Broadband availability: Standard (Ofcom).

Parking: Driveway parking and garaging.

Viewings: Strictly by appointment with Winkworth, Petersfield.

What3Words: ///beans.avid.tarnished

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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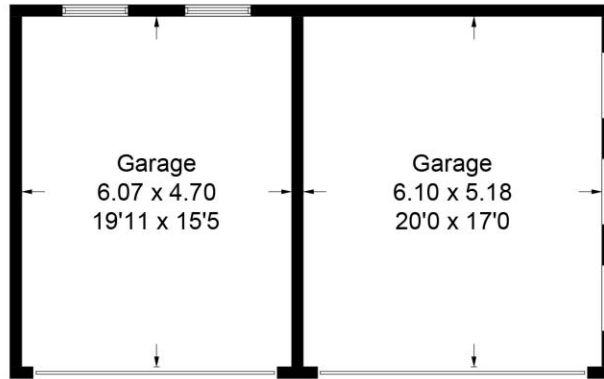
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Cedarstone, Hill Brow, GU33

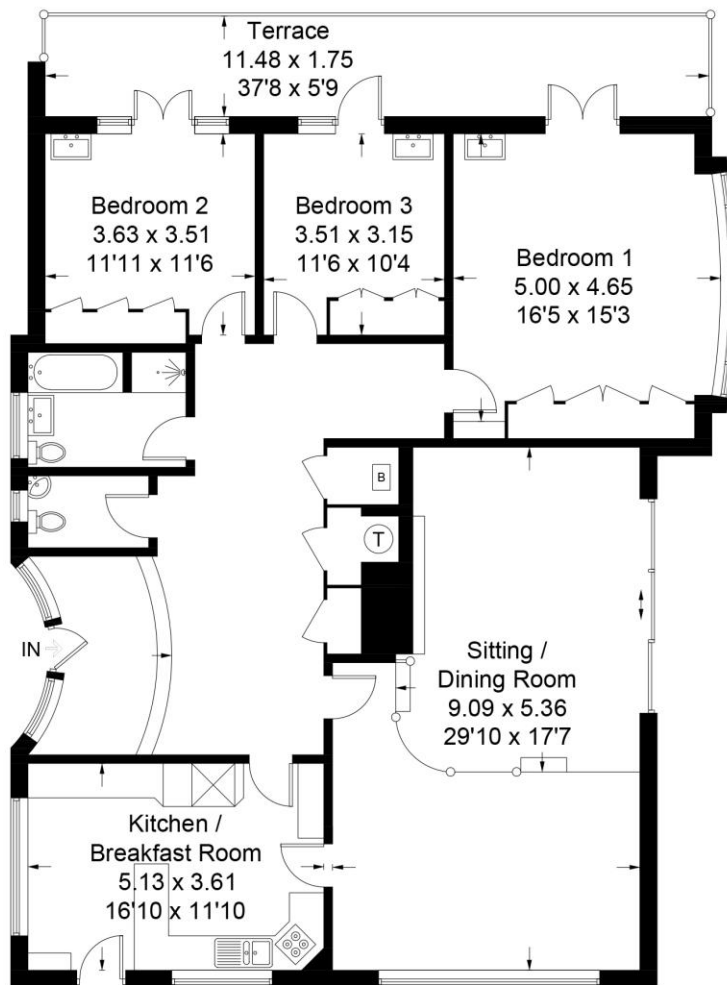
Approximate Gross Internal Area = 160.1 sq m / 1723 sq ft

Garage = 61.6 sq m / 663 sq ft

Total = 221.7 sq m / 2386 sq ft



(Not Shown In Actual Location / Orientation)



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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