



Hawkley Road, Liss, Hampshire, GU33

Guide Price: £1,500,000 *Freehold*

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Between the villages of Hawkley and Liss, a beautifully presented family home in gardens of approximately 0.85 acre.

#### KEY FEATURES

- Charming, detached family home dating back to the 1920s
- Extended and improved by current owners
- Open plan kitchen/breakfast/living room
- Detached home office and double barn-style garage
- Gardens, orchard and grounds of approximately 0.85 acre
- Views over the surrounding countryside
- Approximately 1 mile to the village of Hawkley and 1.5 miles to the centre of Liss
- Additional paddock totalling 0.86 of an acre available by separate negotiation



Petersfield

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## DESCRIPTION

The property is a charming, detached family home, believed to have been originally built in the 1920s, nestled within the picturesque South Downs National Park. Recently, the property has undergone a comprehensive refurbishment and extension, resulting in an elegantly presented interior that provides a warm and inviting family atmosphere. The home boasts stunning views that extend over the beautifully landscaped garden, the surrounding agricultural land, and the scenic countryside beyond. On entering through the welcoming hall, one is greeted by a cloakroom and a practical storage cupboard. Double doors open into a generously proportioned drawing room, which features a delightful inglenook fireplace complete with a log burner, creating a cozy focal point. A standout aspect of the property is the expansive open-plan kitchen and family room, designed for both entertaining and casual family gatherings. This area is enhanced by an informal seating arrangement and offers direct access to the terrace and garden, all while providing fantastic views. The kitchen itself is equipped with bespoke hand-painted cabinetry with ample storage, along with integrated appliances and elegant quartz worktops. A utility room, conveniently located off the kitchen, provides access to the side of the house. On the first floor, the main bedroom features an ensuite shower room and custom-fitted wardrobes, while three additional double bedrooms share a well-appointed family bathroom. Each bedroom enjoys a lovely outlook over the surrounding countryside. Outside, the property is approached through electric gates into a gravel driveway that accommodates several vehicles and leads to a double barn-style garage, which includes an attic storage area above. The beautifully landscaped garden and grounds are predominantly laid to lawn, adorned with well-tended flower beds, mature shrubs, and trees, creating a serene outdoor retreat. There is a good-sized brick-built outbuilding which is what the current owners are using as a home office. A flourishing vegetable garden adds to the charm of the property, alongside an orchard featuring established trees such as a willow, horse chestnut, and walnut, as well as a variety of fruit trees. A seasonal pond further enriches the landscape, providing a natural habitat for local wildlife and enhancing the overall appeal of this remarkable property. There is a paddock of approximately 0.86 of an acre on the other side of the road which is available under separate negotiation.

## LOCATION

The property is situated between the villages of Hawkley and Liss, in a semi-rural location, backing onto and over-looking fields. The village of Hawkley has a thriving community and there are a number of societies which include cricket and tennis clubs as well as The Hawkley Inn being a popular spot for walkers and locals alike. 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 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 third exit signed to Liss. Continue along the road for about 0.6 mile and on reaching The Spread Eagle on your right, turn right signed to Hawkley. Proceed along the road for approximately 0.9 mile where the property is situated on your right, shortly after passing a lane on your left signed to Steep Marsh and Wheatham.

## ACCOMMODATION

Main bedroom with dressing area and ensuite shower room, three further bedrooms, family bathroom, kitchen/dining/ family room, utility room, drawing room, snug, home office, double garage and gardens. In all, approximately 0.85 of an acre.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Painted brick elevations under a tiled roof

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

**Council Tax:** East Hampshire District Council (Band "G")

**EPC Rating:** "E" (47)

**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. (Ofcom)

**Broadband Availability:** Standard available (Ofcom)

**Parking:** Double garage and off-street parking

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///drums.bloomers.minus

**Ref:** AB/260009/1



### Important Notice

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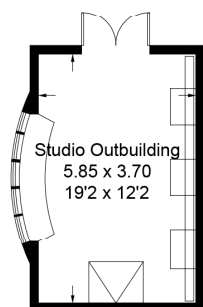
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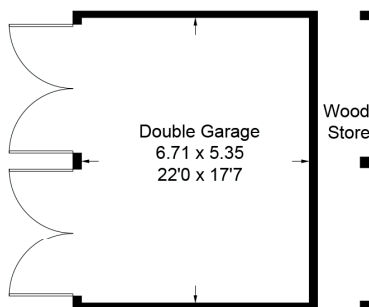
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# Brickfields

Approximate Gross Internal Area = 239.7 sq m / 2580 sq ft  
 Outbuildings = 58.6 sq m / 631 sq ft  
 Total = 298.3 sq m / 3211 sq ft

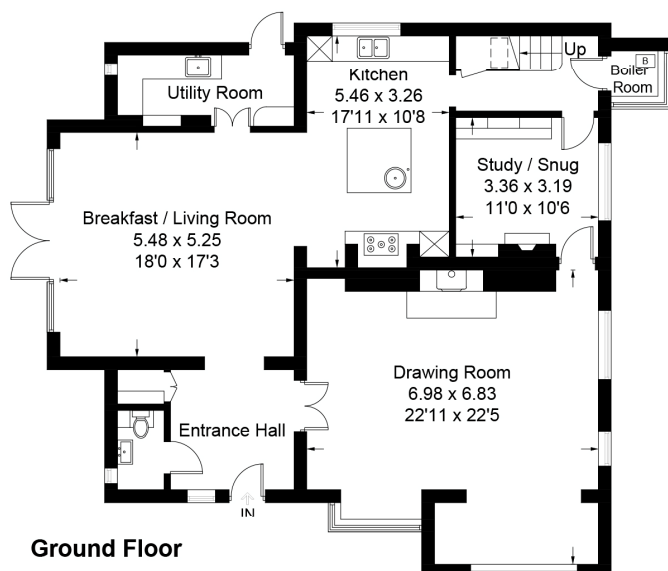


(Not Shown In Actual Location / Orientation)

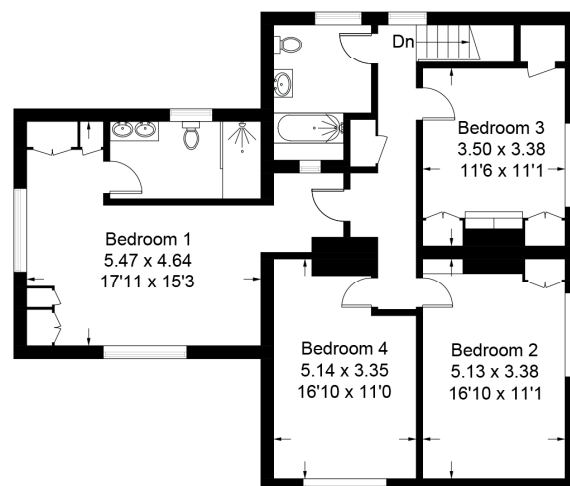


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



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 2026.

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