



## Hill Brow Road, Liss, Hampshire, GU33

Guide Price: £800,000 *Freehold*



In a tucked away spot, a pretty, detached, period cottage with a double garage in a plot of approximately 0.69 of an acre.

### KEY FEATURES

- A pretty, detached, period cottage
- In a tucked away spot
- Four bedrooms
- Three reception rooms
- Double garage, parking and gardens
- In all, approximately 0.69 of an acre



Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...





#### DESCRIPTION

The property is a pretty, detached period cottage, formerly the stables for Gledswood House with part stone, brick and tile-hung elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the main reception space, with two formal rooms to the front of the house and sitting room off the kitchen. There is also a downstairs shower room with WC. From the hall, a staircase rises to the first floor landing, off which are three bedrooms and a family bathroom. There is a fourth bedroom through the bathroom which can also be accessed via a separate staircase leading up from the sitting room. Outside, the property is approached through a shared drive with Gledswood House leading to a private sweeping drive for this property, at the end of which is a detached double garage. The main garden lies to the side of the property and is a magnificent oasis; predominantly laid to lawn in sections with a variety of mature borders, hedges and trees. In all, the property lies in a plot of approximately 0.69 of an acre.

#### ACCOMMODATION

Four bedrooms, family bathroom, sitting room, dining room, kitchen, second sitting room, downstairs shower room with WC, hall, double garage, parking and gardens. In all, approximately 0.69 of an acre.

#### 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.

#### DIRECTIONS

From Petersfield, head north along the old A3 (B2070) in the direction of Liss and Liphook. On reaching The Jolly Drover in Hill Brow on your right, turn left down Hill Brow Road towards Liss. After approximately 300 metres, pass Malvern Road on your right and the drive to the property is the fourth drive on your right-hand side. Pass the main house on your right and the private drive to the property is straight ahead of you.



## MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick, stone and tile

Services: Mains electricity and water. Solid fuel central heating and private drainage.

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

EPC Rating: "G" (10)

Service Charge: N/ A

Ground Rent: N/A

Rights & Easements: The property is accessed via a shared driveway.

Restrictions: Situated within the South Downs National Park

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

Mobile Signal: Limited (Ofcom)

Broadband Availability: Superfast (Ofcom)

Parking: Driveway parking and double garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///encoding.they.masking

Ref: AB/240040/2



### Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**


for every step...

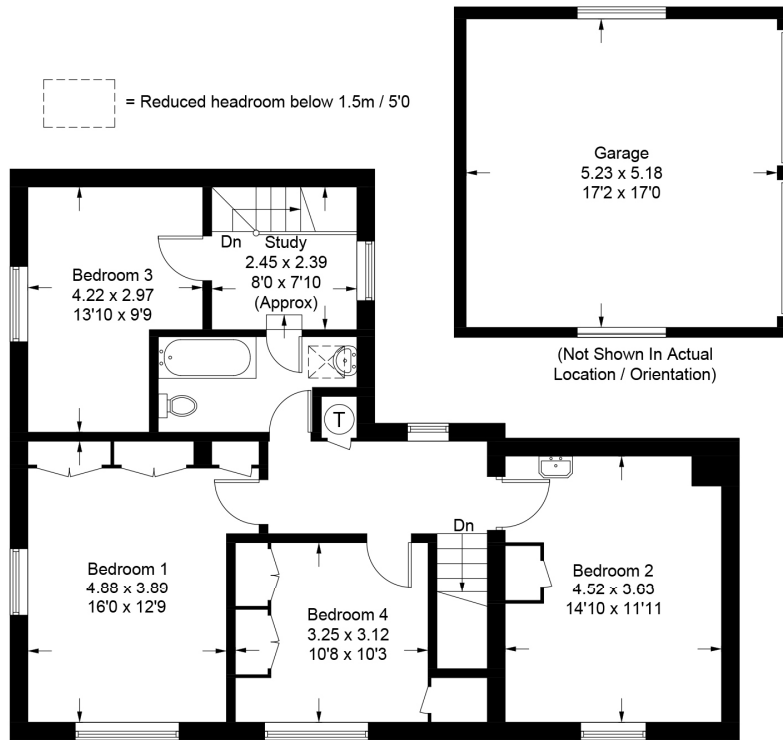
# Hill Brow Road, GU33

Approximate Gross Internal Area = 167.0 sq m / 1797 sq ft

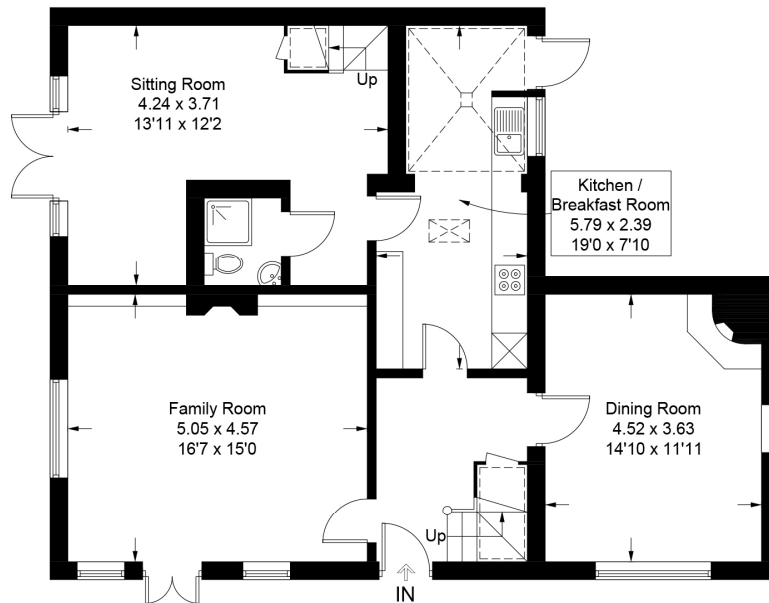
Garage = 27.3 sq m / 294 sq ft

Total = 194.3 sq m / 2091 sq ft

 = Reduced headroom below 1.5m / 5'0



**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 2024.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Petersfield**

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...