



Hawkley, Liss, Hampshire, GU33

Guide Price: £1,150,000 *Freehold*

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With park-like gardens of approximately 1.45 acres, a detached single-storey home in the heart of this ever-popular village.

KEY FEATURES

- Situated in the heart of Hawkley village
- Detached single-storey dwelling
- Well-proportioned accommodation in excess of 2,200 sq. ft.
- Private-gated access and driveway parking with double garage
- In all, grounds of approximately 1.45 acres

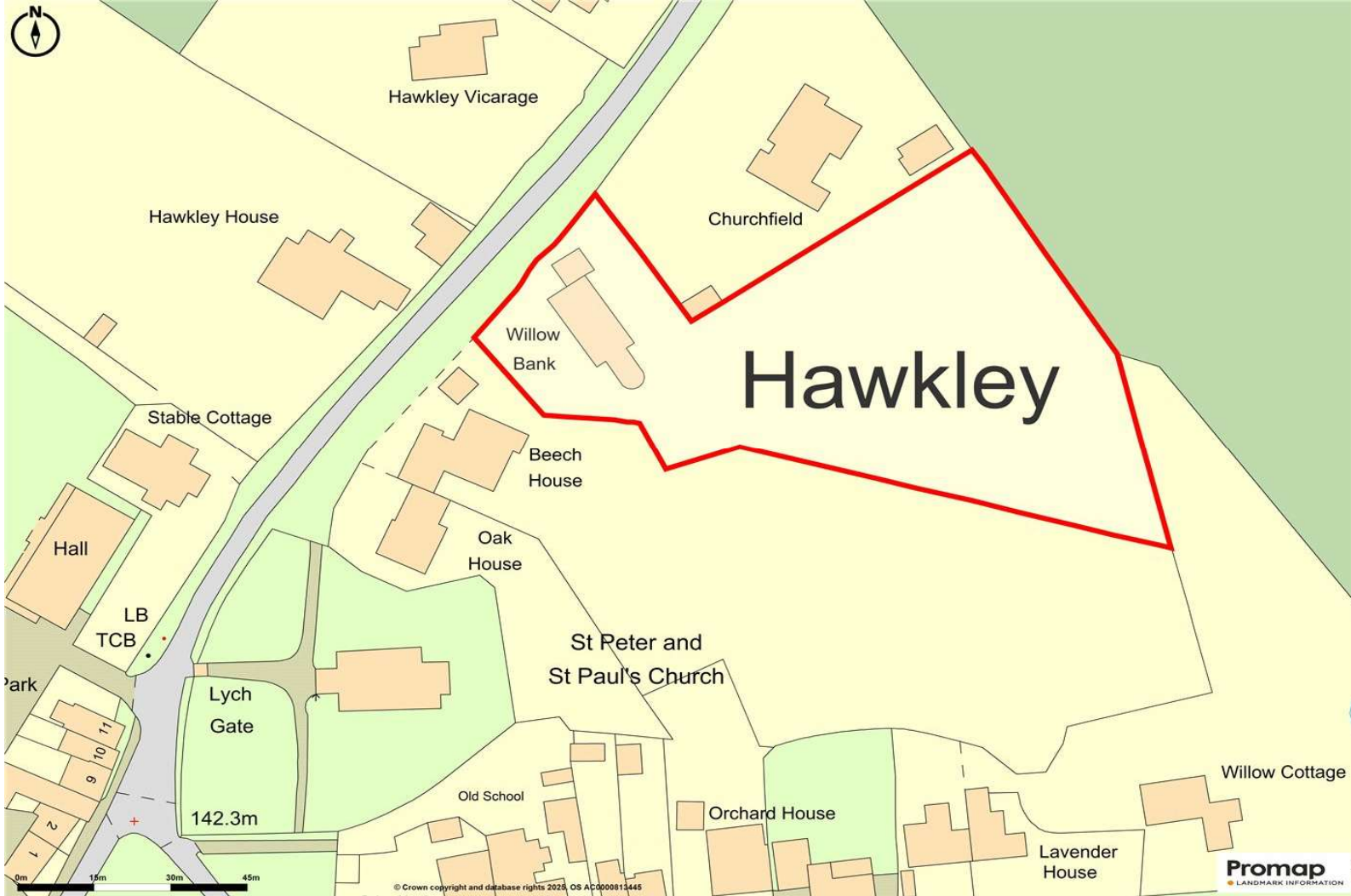


Petersfield

01730 267274 | petersfield@winkworth.co.uk

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DESCRIPTION

The property is a detached home built with brick and rendered elevations under a tiled roof and accommodation over one floor. The layout can be seen in the floorplan but to summarise, there's a spacious hall, a good-sized main reception room with a wood burner and double doors lead out to a large conservatory which has a delightful aspect overlooking the garden. The kitchen/breakfast room has matching floor and wall mounted units, there are three good-sized bedrooms, (one of which has an en suite shower room) and a there's a separate family bathroom. Outside, the house is approached by a drive with ample parking and there's an attached double garage. The gardens are what makes this house. Mainly laid to lawn with a variety of mature borders, trees and hedging, there's a good degree of colour no matter the season. In all, the property lies in a plot of 1.45 acres. Properties of this style in such an exquisite spot rarely come to the market and an internal inspection is strongly recommended.

ACCOMMODATION

Three bedrooms, family bathroom, en suite shower room, reception room, conservatory, kitchen/breakfast room, double garage, parking and gardens.

LOCATION

The property is in the heart 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 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 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 drive to the property is after a further 275 metres on your left.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and rendered elevations under a tiled roof.

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

Council Tax: East Hampshire District Council. Band G.

EPC Rating: "E" (51)

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: Likely with EE (Ofcom)

Broadband Availability: Superfast available (Ofcom)

Parking: Garage and off-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///staring.pranced.resold

Ref: AB/250015/1



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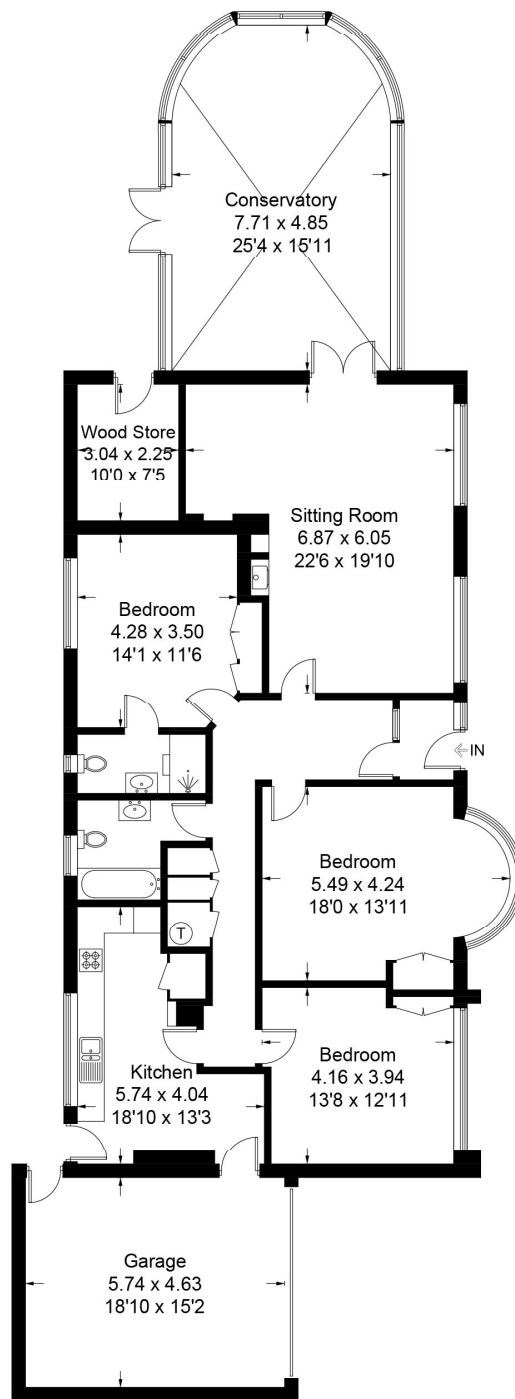
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Approximate Gross Internal Area = 205.0 sq m / 2207 sq ft

Wood Store = 7.0 sq m / 75 sq ft

Total = 212.0 sq m / 2282 sq ft (Including Garage)



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 2025.

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