



Cumbers Farm, Andlers Ash Road, Liss, Hampshire, GU33

Guide Price: £1,500,000 *Freehold*



A detached period farmhouse with an adjoining annexe and yet a mere 0.5 mile from the village train station.

KEY FEATURES

- Detached period farmhouse
- Adjoining annexe
- Situated in a village location
- Garage, carport, parking and gardens
- In all, approximately 0.49 acre
- First time to market in over 40 years



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Available to market for the first time in over 40 years is this detached, unlisted, period farmhouse with 15th Century origins. With brick, ironstone and tile-hung elevations under a slate and tiled roof, it has generous accommodation over two floors. As you can see from the floorplan, there's plenty of room for family and guests alike. The house has an array of period features which include exposed timbers, open fireplaces, sash windows and attached to the north side of the house is a single storey, self-contained annexe, built in 1988 and perfect for any multi-generational living or offering a proven and successful revenue stream. There is also the potential to convert the loft to provide additional space (STPP). Outside, the house is approached by a shared drive which leads to a private parking area with space for at least six cars as well as a detached, oak-framed garage/carport, built in 2018. The gardens are mainly laid to lawn and lie predominantly to the south side of the house. To fully appreciate the warmth and character the house has to offer, an internal viewing is strongly recommended.

ACCOMMODATION

House: Main bedroom with en suite bathroom, three further bedrooms, family shower room, three reception rooms, kitchen/breakfast room, utility room, boot room, downstairs cloakroom with WC. EPC Rating: "E" (52).

Annexe: Sitting/dining room, kitchen, bedroom and shower room. EPC Rating: "D" (62).

Outside: Garage, carport, parking for at least six cars and gardens. In all, approximately 0.49 acre.

LOCATION

The property is conveniently situated in the centre of the village. Liss provides for all day-to-day needs and has a railway station with a direct access to London Waterloo. Voted one of the best places to live in The Sunday Times in early 2025, Petersfield lies approximately 3 miles to the south and offers 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. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town 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, there are many excellent walks and outdoor activities in the vicinity. There are many popular schools in the area including Highfield School, Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS) and Bohunt School.

DIRECTIONS

From Petersfield, proceed north up the old A3 (B2070) and on reaching Hill Brow, turn left along Hill Brow Road towards Liss. Continue down the hill passing the school on your right and then take the first turning on your left into Anders Ash Road. After approximately 150 metres, take the first drive on your left and proceed up the drive and around to the left where the farmhouse is situated straight ahead of you.

MATERIAL INFORMATION

Method of sale: Private treaty.

Tenure: Freehold.

Construction: Brick elevations under a slate and tiled roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: East Hampshire District Council.

Band : "G" (House) and "A" (Annexe).

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There are reciprocated rights of way over the access.

Flooding: To the best of our knowledge, the house and annexe have not flooded.

Mobile Signal: Likely with O2 (Ofcom)

Broadband Availability: Superfast available (Ofcom)

Parking: There is a garage, carport and parking for at least six cars.

Viewings: Strictly by appointment with Winkworth Petersfield.

What3Words: sloping.ordeals.onions

Ref: AB/120054/1



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

Winkworth

for every step...

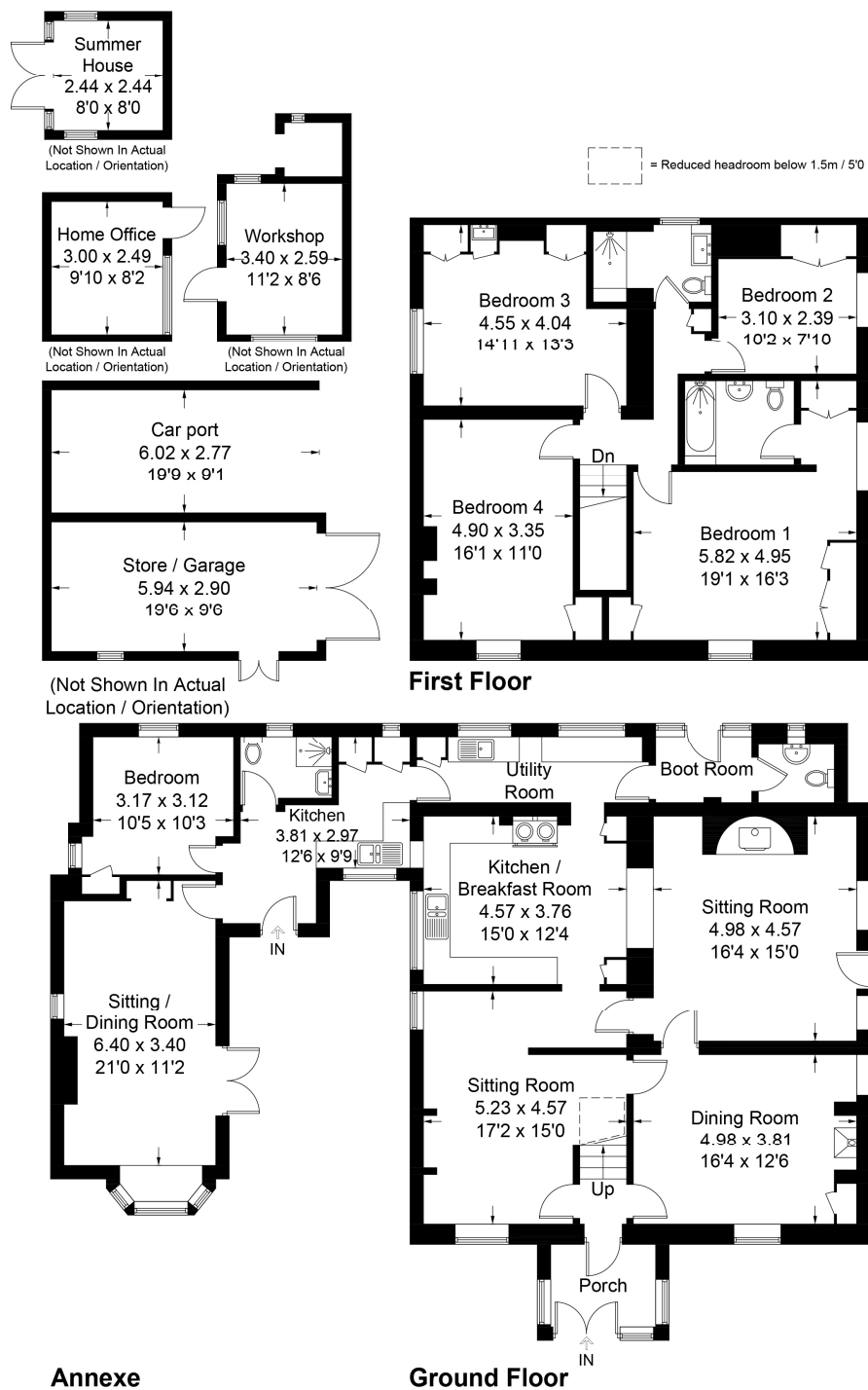
Cumbers Farm, Andlers Ash Road, GU33

Approximate Gross Internal Area = 248.7 sq m / 2677 sq ft

Outbuildings = 41.3 sq m / 444 sq ft

Total = 290.0 sq m / 3121 sq ft

(Excluding Car Port)



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

Winkworth

for every step...