



Hill Brow Road, Liss, Hampshire, GU33

Guide Price: £1,000,000 *Freehold*

3  3  2 

The front half of an imposing country house in Hill Brow.

KEY FEATURES

- Front portion of an imposing country house
- Three/four bedrooms
- Three/four reception rooms
- Spacious entrance hall, large windows and high ceilings
- Long gravel driveway with electric gates
- Large garage and ample parking
- South-west facing gardens and BBQ hut
- In all, 0.52 acre



Petersfield

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DESCRIPTION

The property is a front portion of a fine country house believed to date from the early 20th Century with brick and part 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 drawing room, with picture windows overlooking the garden and there's a pretty woodburner. There is a large orangery, which is a fantastic addition and would make an ideal kitchen/family room should one want to relocate. From the light and spacious hall, stairs rise to the first-floor landing, off which are three large bedrooms, a family bathroom and separate shower room. The property has lovely high ceilings and large windows throughout allowing light to flow through the accommodation and an internal viewing is strongly recommended. Outside, the garden for the property lies solely to the front and is approached through electric gates leading up a long gravel drive to a parking area, flanked by areas of lawn. There is a BBQ Hut with a central fire pit which would be a great place for entertaining guests even during the cooler months of the year, and the garden, being on the south-west side of the house gets plenty of sun during the summer. There is a large garage that has an up and over electric door. In all, the property lies in a plot of 0.52 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, the drive to the property is on your right, immediately after Malvern Road, which is also on your right.

MATERIAL INFORMATION

Method of sale: Private treaty.

Tenure: Freehold.

Construction: Part tile hung and brick elevations under a tiled roof.

Services: Mains electricity and water. LPG central heating and private drainage.

Council Tax: East Hampshire District Council. Band: G

EPC Rating: "F" (33)

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 both EE and Three. Variable outdoor with Vodafone and O2. (Ofcom)

Broadband Availability: Ultrafast available. (Ofcom)

Parking: Garage and ample off-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///necklaces.lazy.bearable

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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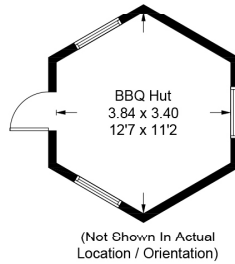
Hill Brow Road, GU33

Approximate Gross Internal Area = 232.1 sq m / 2498 sq ft

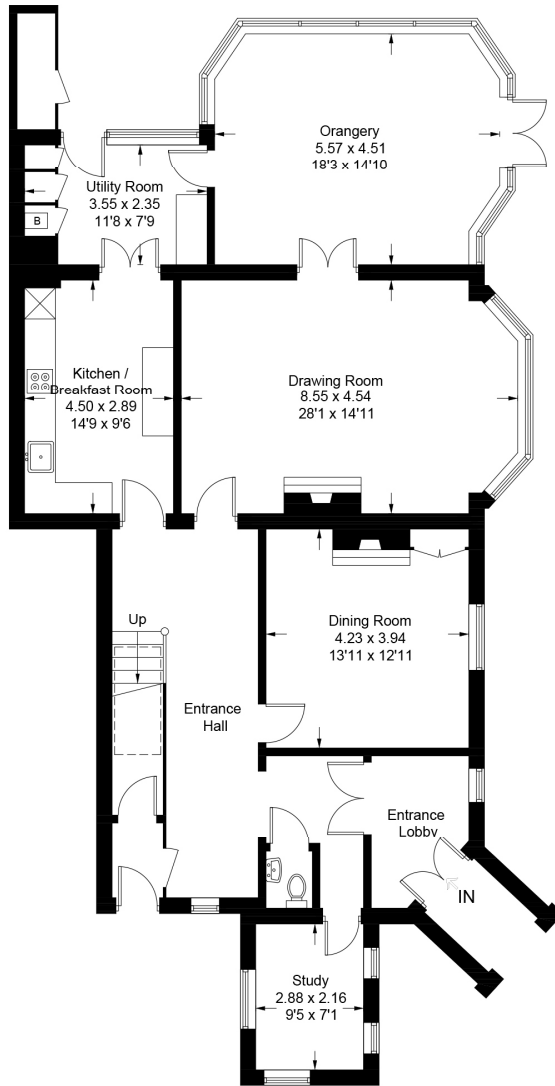
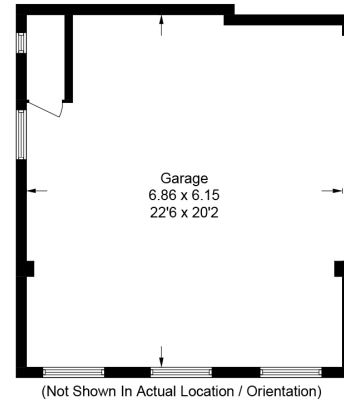
BBQ Hut = 9.9 sq m / 106 sq ft

Garage = 41.7 sq m / 449 sq ft

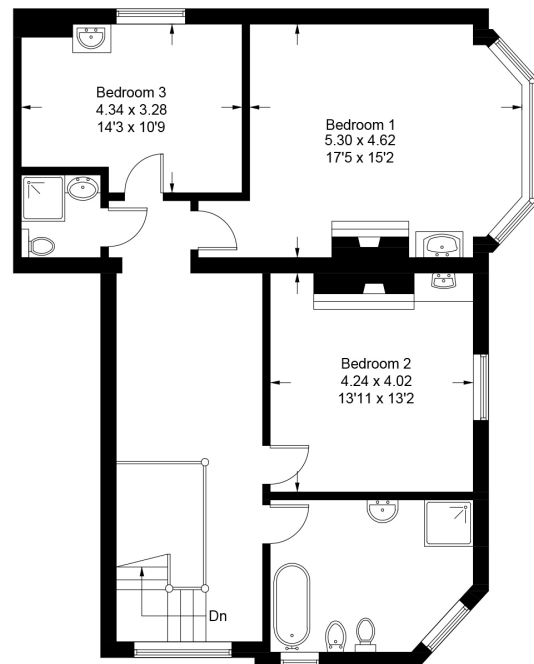
Total = 283.7 sq m / 3053 sq ft



= 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 2024.

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