



Farther Common Lane, Hill Brow, Liss, Hampshire, GU33

Guide Price: £1,400,000 Freehold

A detached home in an exceptional spot with beautiful gardens and grounds of approximately 2.35 acres.

Main bedroom with en suite bathroom, guest bedroom with en suite bathroom, two further bedrooms, family shower room, hobbies room, hot tub room, study, sitting room, kitchen/dining room, utility room, double garage, parking and gardens.

In all, approximately 2.35 acres.

EPC Rating: TBC.

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DESCRIPTION

The property is a detached, unique home situated in stunning gardens and grounds of approximately 2.35 acres. The accommodation is largely arranged over one floor and the current owners have extended the house, to create a fabulous and exciting family home. This now features a large, vaulted hobbies room or study, off which is a room with a shower and once housed a hot-tub; a great vantage point overlooking the gardens. At the other end of the house is the main living space with a kitchen/dining room which opens through to the double aspect sitting room with wood-burner. The wonderful main bedroom, with views over the grounds, has its own en suite bathroom. There are three further bedrooms, one of which also has an en suite bathroom and a separate family shower room. Outside, the house is approached through electric gates onto a tarmac drive leading towards the house where there is ample parking and an integral double garage and utility room on the lower ground floor. The naturalistic garden surrounds the house and sits harmoniously in a woodland setting of over 2 acres. It's a haven for wildlife including many species of bird and there are many varieties of mature specimen trees and shrubs, some uncommon, adding colour and interest throughout the year: notably acers, rhododendron, camellia, bamboo and flowering dogwoods. Meandering paths through the greenery and secluded areas invite a relaxing escape from daily pressures. A viewing is strongly recommended to fully appreciate the care and attention which has gone into creating this wonderful outside oasis.



LOCATION

Situated in Hill Brow the house sits on Farther Common where there are excellent walks to be found. The nearby village of Liss provides for all day to day needs which include a small Tesco and Boots and even has its own railway station. The market town of Petersfield lies approximately 3 miles to the south. Petersfield is situated in the heart of the South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides vehicular 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. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS), Bohunt School and Midhurst Rother College.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

SERVICES

Mains water, electricity, oil fired heating and private drainage.

DIRECTIONS

From Petersfield head north along the old A3 (B2070) in the direction of Liss and Liphook. Pass the A272 on the right and continue along the dual-carriageway. Once this returns to a two way road you will shortly see a sign on the right indicating Farther Common on the left. Proceed down the lane and after approximately 400 metres, the property is situated on your right behind some green electric gates.

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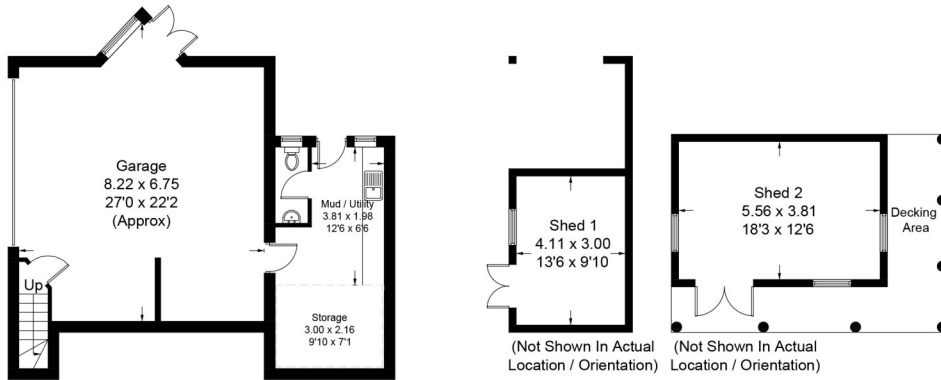


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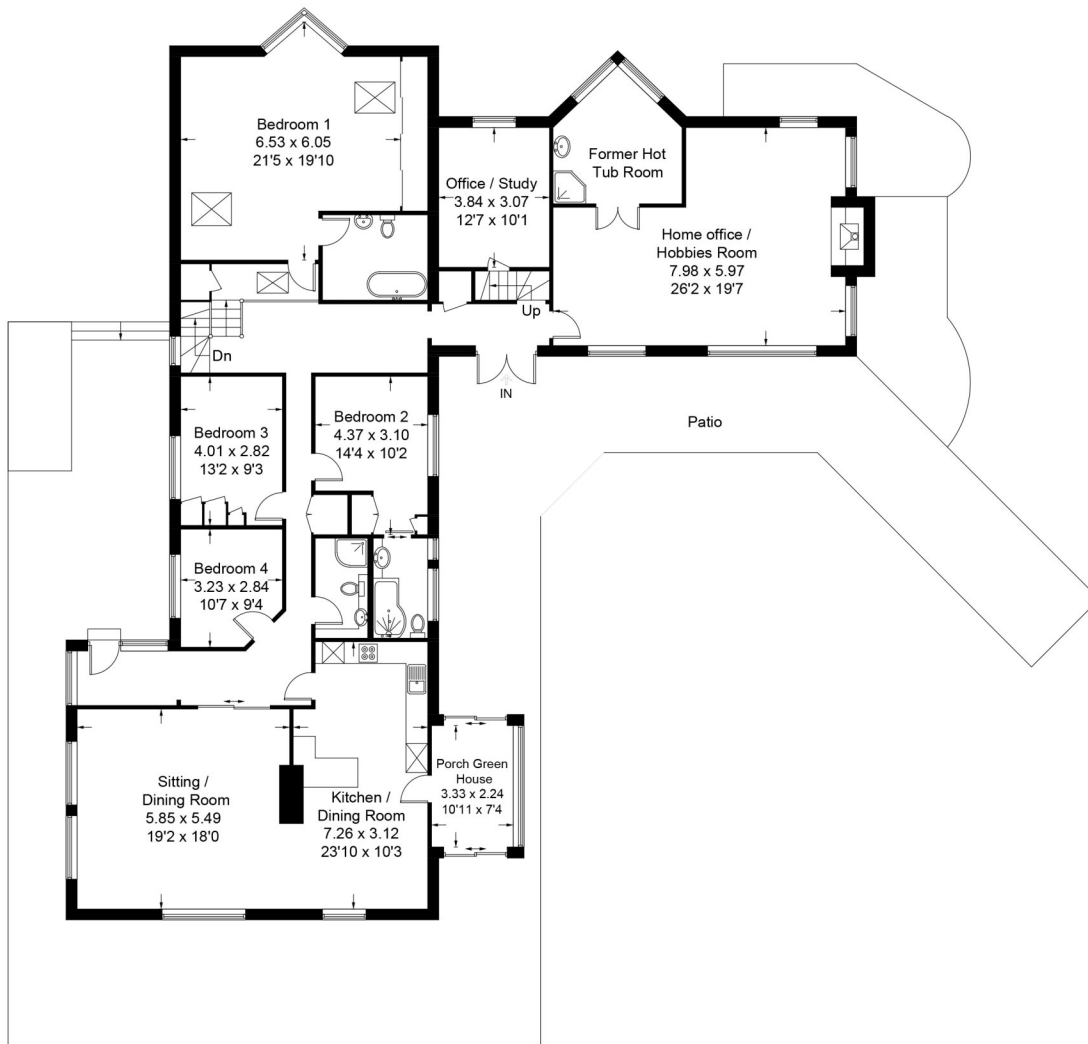
Approximate Gross Internal Area = 332.1 sq m / 3575 sq ft

Outbuildings = 33.4 sq m / 359 sq ft

Total = 365.5 sq m / 3934 sq ft



Lower Ground 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.

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