



## Harlech House

HATCH LANE | RAKE | LISS | HAMPSHIRE | GU33 7NJ

Wilson | Hill

Master Bedroom with Ensuite Shower Room | Four Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom | Drawing Room | Sitting Room | Family Room | Studio  
Kitchen/Breakfast Room | Utility Room | Parking | Garden Sheds | Attractive Gardens of 1.27 Acres | Woodland of about 1.27 acres | In all about 2.54 acres

Liss 1.1 mile, Liphook 4.3 miles, Petersfield 4.4 miles, London 52 miles





## | The Property

Harlech House is a lovely family house dating we believe from the 1930's with more recent additions in an attractive semi rural location on the edge of the village of Rake. The house offers flexible and well proportioned accommodation with master suite, four

further bedrooms and a family bathroom, whilst on the ground floor there is a lovely large drawing room and kitchen/dining room together with three other reception rooms one of which is currently used by our client as a studio.





### | Location

The property lies out in the country on the edge of the well regarded village of Rake which has a pub, garden centre and village school and 1.1 mile from Liss which has a station, an alternative school and Doctors Surgery and some shops. For a comprehensive range of facilities, Petersfield is 4.3 miles to the south west and provides an alternative station. Liphook is also within reasonable driving distance.





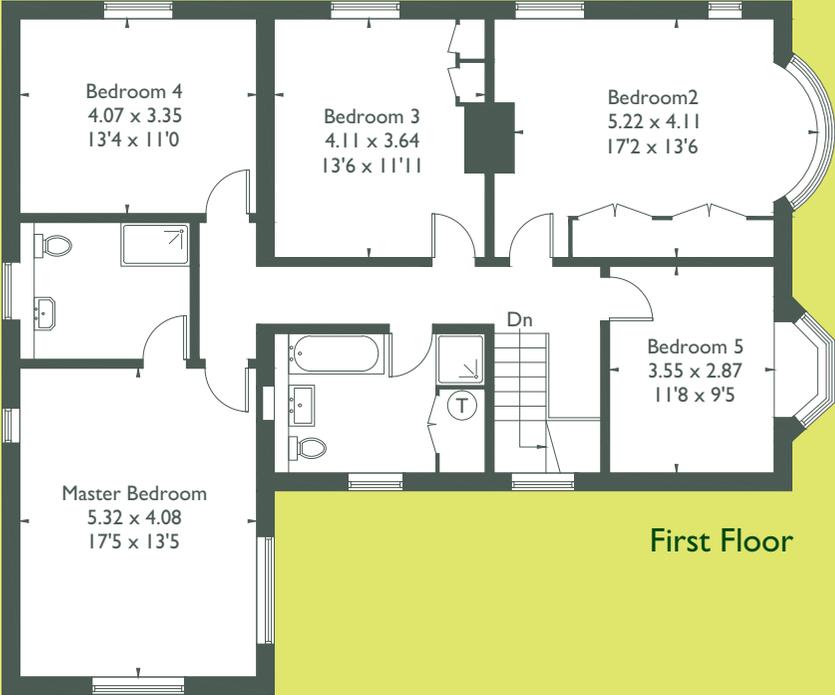
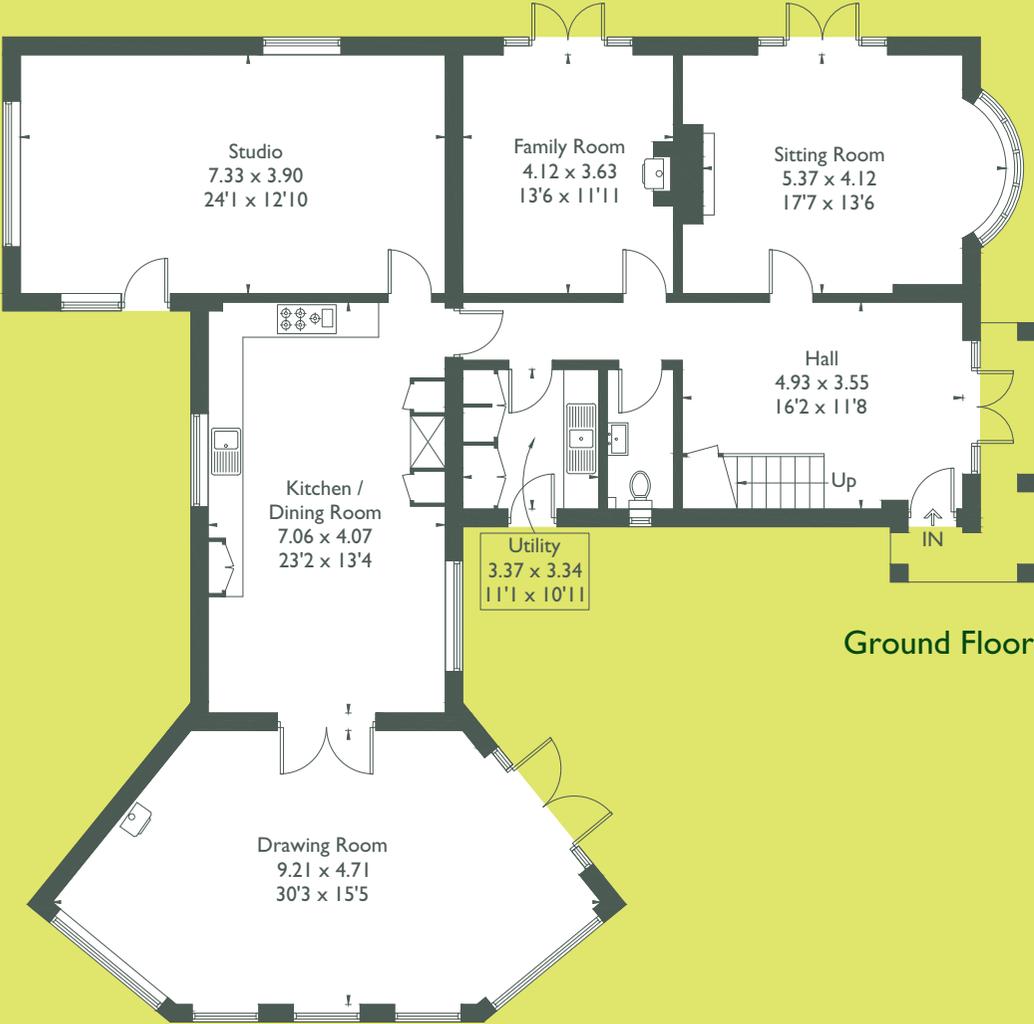
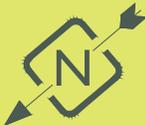
The area is well served by excellent state and private schools including Bohunt and Highfield at Liphook and Bedales and Churchers College at Petersfield. The property is only a few minutes drive from the A3 which provides good road access to the M25 and beyond, together with the south coast and lies within the heart of the South Downs National Park with an excellent range of leisure facilities.

### **| Outside**

A gravel drive leads up to a good sized parking area and off to one side are the outbuildings with two stores and an open barn used for general storage on one side and logs on the other. There is also a chicken run. Adjacent to the house there is a good area of terracing leading to open areas of lawn bounded in places by borders, the gardens then gently blend into light woodland. On the western side there is a more mature area of woodland of about 1.27 acres. In all about 2.54 acres.



Approximate Gross Internal Area = 285.7 sq m / 3075 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 161776

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## I Directions to GU33 7NJ

Follow the A3 south from Guildford and on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first turning on the left towards Midhurst. Go through the village of Sheet and on leaving the village carry straight on up the hill along the B2070. After about 1.5 miles you reach the top of the hill and on arriving at the Jolly Drover public house carry straight on for 0.7 miles, and just before the village sign to Rake turn left into Hatch Lane. Proceed down the lane for about 200 yards, and the entrance to Harlech House is the first one after the Hampshire border sign on the left hand side.

**Agent's Note:** The woodland is being formally measured over the next two weeks and therefore the acreage quoted, whilst we believe it is accurate may vary slight and any changes will be advised during viewings.

**Services:** Mains water and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators, Calor gas for cooking.

**Local Authority:** East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G

**EPC:** D56



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated March and August 2016.

Viewing strictly by appointment