



## White Beam

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

Wilson | Hill

2/3 Bedrooms | Bathroom | Entrance Hall | Sitting Room | Study | Kitchen/Dining Room | Conservatory | Detached Hobbies Room | Double Garage | Car Port | Parking  
Gardens of 0.3 Acres (0.122 ha)

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



### | The Property

White Beam is a charming detached cottage dating we think from the 1930's, occupying a private position set back from Hatch Lane. The flexible internal accommodation currently has two bedrooms, but if a third bedroom is required the crafting room at the rear could be used for this.

There is also a sitting room, kitchen/dining room with conservatory adjacent and a small study. The accommodation is all on the ground floor apart from one bedroom upstairs. This is a house that has to be viewed to be truly appreciated.

### | 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**

Adjacent to Hatch Lane there is a parking area leading to the double garage and the car port. One of the garages has been converted into a further hobbies room. Adjacent to the house there is an area of terrace and beyond this, areas of lawn bounded by shrub borders and with an area of woodland to the rear of the garden. In the back garden, there is also a detached timber building used as a hobbies room and the grounds as a whole total 0.3 acres.



## Directions to GU33 7NJ

From Petersfield go north along the B2070 towards Liphook. Having gone through Sheet carry on for about 1.5 miles and 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 land for about 200 yards, and the entrance to White Beam will be found on the left hand side where you see the Hampshire county boundary sign.



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

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

**Council Tax:** Band E

**EPC:** F30

Approximate Gross Internal Area  
House = 109.7 sq m / 1181 sq ft  
Outbuildings = 38.3 sq m / 412 sq ft (Excluding Carport)  
Total = 148 sq m / 1593 sq ft



Floorplanz © 2017  
0203 9056099 Ref: 198505  
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.



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 October 2017.

Viewing strictly by appointment