



Allington Cottage

LANGLEY | WEST SUSSEX | GU33 7JR

Wilson | Hill

Master Bedroom with En Suite Bathroom | Guest Bedroom with Adjoining Bathroom | Three further Bedrooms | Family Bathroom & Washroom | Cloakroom | Hall | Drawing Room
Kitchen/Breakfast Room | Larder | Utility Room

Coach House: Large Open Plan Living/Entertaining Room with Cloakroom and Kitchenette or scope as Home Office

Large Integral Double Garage | Boot Room | Wine/Store Room | Croquet Lawn | Garden and Grounds of about 1.713 acres (0.693 ha)

Liss 2.5 miles, Petersfield 6 miles, Liphook 4.1 miles, Haslemere 8.5 miles, Guildford 21.3 miles, London 52.2 miles. A3 4.3 miles, Mainline Stations at Liss, Liphook & Haslemere.





“ It is remarkable to live in such an untouched rural landscape with nature free ranging all around, yet 10 minutes from town convenience and a station ”



| The Property

Allington Cottage cleverly combines spacious contemporary open plan living space with cottage cosiness from period origins. The house has exceptional interior design detailing with Drummonds sourced antique fittings and bespoke bathrooms. The versatile living space is split level with a self-contained wing of three vaulted bedrooms with ground level garden rear access and views, yet a first floor suite of two bedrooms and bathroom which could combine as dressing room, bedroom and bathroom. The drawing room has elegant proportions with exposed boarded oak floor and the kitchen/breakfast room has a vaulted ceiling creating a flexible living space with views and access into the front courtyard garden.

The house is L shaped including a versatile coach house wing which incorporates the large integral double garage and practical boot room. It has a wonderful open plan living room above, which has a log burning stove, kitchenette and cloakroom so can be used for separate formal or informal entertaining or scope as a self-contained ancillary flat or home office. This leads on to a large flagstone terrace. The practical end of country living and the need for drying/utility/wine/store rooms are carefully woven into the floor plan.

Overall an extraordinarily flexible house and brilliant for filling up with family/friends or contracting to suit generational or lifestyle needs.





Location

Allington Cottage is situated within the South Downs National Park and is part of a secluded small rural hamlet approached via a series of ancient country lanes and tracks adjoining an untouched landscape of Weavers Down. It is a unique rural position with neighbouring cottages and houses for comfort, yet remarkably convenient for Liphook with its wide range of local shopping facilities and station on the Waterloo/Portsmouth line. More comprehensive facilities are available in either Haslemere or Petersfield

and there is a fast train (under an hour) to London from Haslemere. There is a superb choice of both state and private schools in the area including Churcher's, Highfield, Bedales, Bohunt School and Six Form College at Liphook. The area is noted for its natural beauty with miles of walks from the doorstep over the surrounding countryside with a good network of footpaths/bridleways or cycling along the local lanes. An outdoor family paradise where anyone can free range for miles.

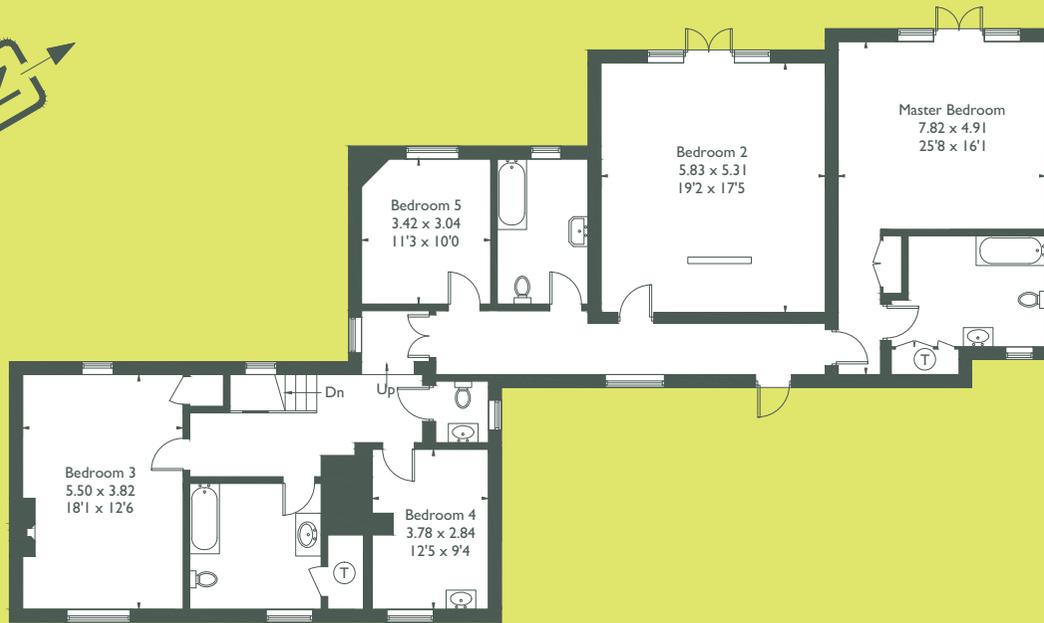




I Outside

From the country track a five-bar gate opens into a paved drive with some parking space and access into the large integral double garage. There is a charming courtyard feel to this area and the garden to the side as it is enclosed by an old stone wall to the track side, the house and Coach House on two sides and an area of lawn with two raised beds, an old well head and beyond a wilder garden with a lovely old Tulip tree. Steps lead

up behind the house to the main area of garden which has been left natural in parts (reeds and wild flower) to encourage wildlife and has a genuine rural feel blending into the countryside behind. It has lightly wooded areas and an amazing bespoke croquet lawn at the heart. There is a further wide terraced area with arbour for family barbeques or al-fresco dining. Overall the garden and grounds extend to about 1.713 acres (0.693 ha).



First Floor

Approximate Gross Internal Area
 House = 273.4 sq m / 2943 sq ft
 Coach House = 172.4 sq m / 1855 sq ft
 Utility = 7.4 sq m / 79 sq ft
 Outbuilding = 17.3 sq m / 186 sq ft
 Total = 470.5 sq m / 5064 sq ft



Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Coach House - First Floor



Ground Floor

Coach House - Ground Floor

Floorplanz © 2018
 0203 9056099 Ref: 211241

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.

VIEWING STRICTLY BY APPOINTMENT

I Directions to GU33 7JR

From Liphook proceed in a southerly direction along the Portsmouth Road (B2070) as the dual carriageway becomes single, you will approach the village of Rake just after the 40mph sign turn right beside the school into a narrow lane. * Follow the lane for half a mile KEEP STRAIGHT AHEAD into a 'No Through' road, continue over the railway bridge where you will come into an open unmade area of road. Keep right of the tree and fork left up the upper track passing a house and white stones on your left, drive carefully along the narrow unmade track where Allington Cottage is the last house on the left.

From Petersfield take the B2070 to Rake and continue through the village past the garden centre and just beyond the car sales and school building, turn left (before the de-restriction sign) into a narrow lane and follow the directions as * above.



Agents Note: Some antique and specialist fittings which are personal to the vendor are not included in the sale and will be removed. There will be other fixtures which are negotiable. A more detailed list will be provided by the seller's solicitors in due course.

Whilst the house is located within the West Sussex county boundary, for postal purposes the Royal Mail address records the post town as Liss which is in Hampshire.

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 May 2018.