



Happersnapper

HAWKLEY | LISS | GU33 6LU

Wilson | Hill

6 Bedrooms | Bathroom and Shower Room | Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | Self Contained
Annexe: Bedroom, Bathroom and Kitchen/Sitting Room | Garden & Grounds, Pasture and Woodland in all about 56 acres (22.7 ha) | In the South Downs National Park
Planning Permission for: Two Storey House Extension | Double Garage with Room Over | General Purpose Agricultural Building
Petersfield 6 miles, Alton 8.4 miles, Alresford 11.4 miles, Liphook 7.7 miles, Guildford 24 miles, Winchester 18.5 miles, Cowdray Polo 12.9 miles, A3 3 miles
Main line station with train services to London Waterloo in just over an hour at Petersfield and local station at Liss





| The Property

Happersnapper is a remarkable land holding combining edge of village convenience with some 56 acres of land including pasture, ancient wooded hangers and part of a stream fed valley. The house is well positioned with a southerly aspect, built in 1993 the house is modest in terms of current size but has planning permission to extend two storey which if built would add a further 836 sq ft (77.7 sq m) of gross external space. There is a generous kitchen/breakfast room which takes full advantage of the exceptional views and a flexible layout over three floors. The extension would provide a larger reception room and reflect today's trend towards fewer

larger living rooms and a more balanced first floor. In addition there is also a one bedroom annexe for ancillary use for guests or family and further planning consent for a double garage with attic room over.

Over the years the land has been farmed by our clients' family for two generations including free range chicken, arable, but mostly livestock and horse grazing. The foreground fields lying to the south and east of the house are largely level, visible from the house and well suited to anyone with equestrian or livestock interests. Cowdray Park Polo is within easy reach at Midhurst.





There are several high points to the land with further extensive views which attractively contrast with lower valley sections under the 'Hangers'. There is an access point off Cheesecombe Farm Lane to the north eastern corner of the farm, but there are also reserved rights of access over neighbouring land too if required and the Hangers provide interconnecting steep sided pedestrian access to the whole land holding. The Hangers are a haven for wildlife, flora and fauna and mainly beech, ash and some oak and designated SSSI's.

A small stream meanders along the lower valley boundary to the east providing a further contrasting natural habitat and a designated a Site of Important Nature Conservation.

The garden around the house is mainly lawn and is currently unfenced into the field behind creating a lovely open panorama.

There is a sheltered and productive vegetable garden between the house and annexe and a paved terrace with barbeque area for alfresco evenings. A hard tennis court lies to the west. The house is approached over a gravel drive which swings in front of the house. The drive from the lane, is owned by Happersnapper (with neighbouring houses having rights of access over sections of it and shared liability for upkeep). There is a further section of land with access off the main drive with gravelled parking space and scope for stables (subject to planning consent).

In all the landholding extends to some 56 acres (22.7 ha) of which just over 36 acres (14.7 ha) is of pasture, 10.50 acres (4.276 ha) wooded Hangers and the lower valley land/pasture 5.50 acres (2.225 ha). The garden and ground around the house circa 2 acres (0.809ha).





Location

Hawley is one of Hampshire's most unspoilt quintessential villages, almost where time has passed by, but the village is far from a 'time warp' with an active community, wonderful local walks, bridle paths and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. The village has the well regarded Hawkley Inn together with a church, village hall (with Montessorri school) and cricket ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose and main line station

(4 trains an hour via the Portsmouth Harbour to London Waterloo service) is an easy drive or a more local station at Liss for commuting. Alton also lies within reach to the north. The A3 with trunk road connections is within 5 minutes' drive meaning the larger centres of Guildford, Portsmouth (with ferry services) and Winchester via A31/A272 are within reasonable driving distance, as are the creeks and inlets of the South Coast. There are well regarded state and private schools within the region, including Bedales and Churcher's at Petersfield, Highfield at Liphook and The Alton School.





The village is part of an ancient landscape much unaltered over the centuries and now in the heart of the South Downs National Park. The steep sided wooded hillsides are known as the 'Hangers' and are largely beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species. Happersnapper is especially well positioned on the south eastern edge of the village walking distance of

the village yet with exceptional views over this remarkable natural landscape. The house is named after the 'Happersnapper Hanger' towards which the house is orientated.

“Its been a privilege to have lived in such a special location for such a long time”



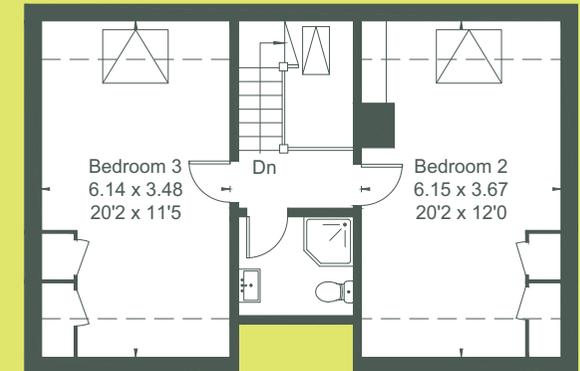


Approximate IPMS2 Floor Area = 232.2 sq m / 2499 sq ft
Annexe = 46.1 sq m / 496 sq ft
Limited Use Area = 18.6 sq m / 200 sq ft
Total = 296.9 sq m / 3195 sq ft

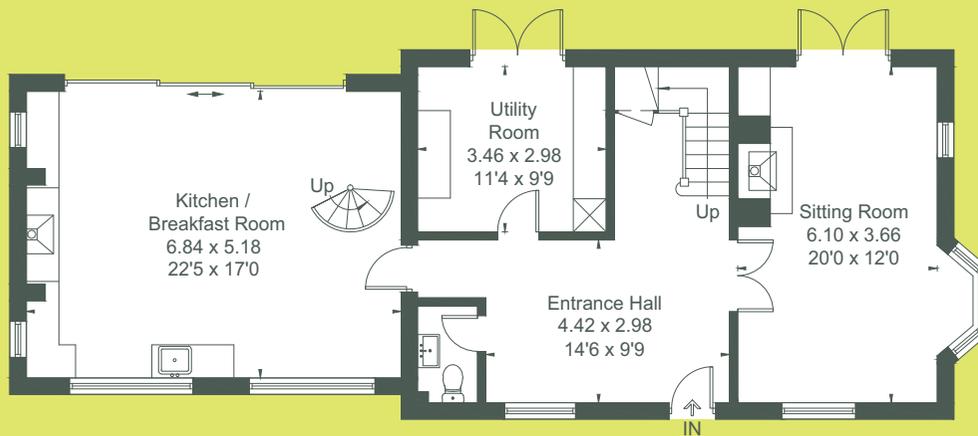
 = Reduced head height below 1.5m



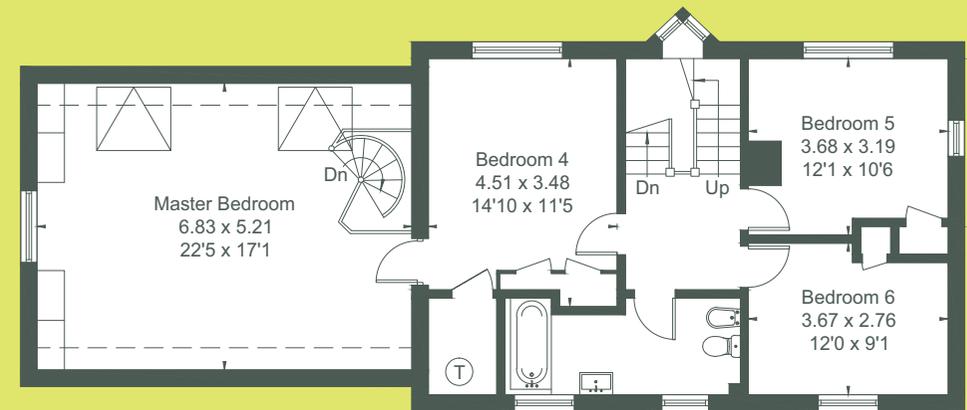
Annexe
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Directions to GU33 6LU

From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the third exit signed to Liss B3006 (coming from London this is the first exit). Proceed into Liss and then turn right just after The Spread Eagle public house on to Hawkley Road. Follow this road for 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green' into Pockocks Lane. Pass the Hawkley Inn, carry on down the left side of the village green to the junction. Turn left and after about 100 yards turn left again (into a concrete drive, marked Happersnapper/Tubbs Barn). Follow the road round to the right and pass Old Barn (drive on your left) and as the drive bears left (towards Tubbs Barn), keep straight on into Happersnapper's drive.

Services: House – Metered mains water and mains electricity. Oil fired boiler providing hot water and heating. Private drainage. Metered mains water is connected to the upper Cheesecombe Lane land and Hernetts Field behind the house.

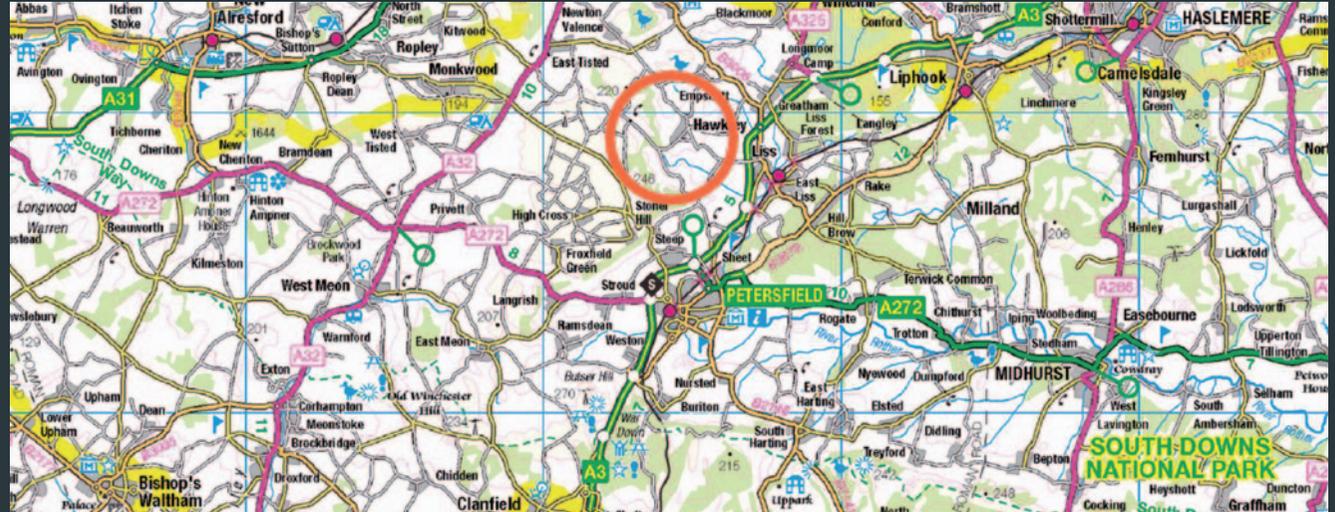
Council: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: House D60

Annexe E48

Viewing strictly by appointment



Agents Note:

- **Rights of way** – three neighbouring properties have rights of access over the outer drive (from the lane). A public footpath crosses through a small corner of land by Cheesembe Lane and a further section of the lower valley land.
- **Farm Payments and Wayleaves:** Our client is registered with the Rural Payments Agency. SBI number: 108223792. CPH Holding number 15/222/0071. There are 42.30 acres (17.12 ha) of land registered, and entitlements to claim under the Basic Payments Scheme will be transferred with the land. The farm is not in any stewardship schemes. No Wayleave payments have been received by our clients for SSE poles on the land.

Click below for Planning Consent Links:

- House Renewal Extension
- Double Garage
- Annexe
- A General Purpose Agricultural Barn

Our clients planning consultant is available to contact for any serious purchaser who may want to discuss the planning history and future potential.

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 2019.

For video click here 

