



Heather Cottage

WARREN ROAD | LISS FOREST | HAMPSHIRE | GU33 7DD

Wilson | Hill

First Floor Sitting Room with Balcony | Master Bedroom with En suite Shower Room | 3 Further Bedrooms | Family Bathroom | Entrance Hall | First Floor Cloakroom | Family Room
Dining Room | Study | Kitchen/Breakfast/Living Room | Utility Room | Barn Style Double Garage | Swimming Pool | Pool Room | Parking | Garden Store | Stables | Field Shelter
Lovely Gardens, Paddocks, Woodland and Grounds of about 4.7 Acres (1.90ha)

Mileages (approx.): Liss 1.3 miles, Liphook 5.4 miles, Petersfield 6 miles, London 54 miles







I The Property

Heather Cottage is a fantastic family house in a private rural setting, standing in established gardens of just under an acre with an in-ground, heated swimming pool. A further 4 acres of partly wooded grounds with paddocks and stabling provide a safe haven for family to roam. The house has a large ground floor, at one end of which there are two bedrooms (one with a terrace)

and their own sitting room. Also on the ground floor there is a large master bedroom with an en-suite bathroom, a dining room (which could be used as a 5th bedroom), study and a large kitchen and breakfast room. Upstairs there is an impressive vaulted sitting room with a balcony and uninterrupted views over the grounds, with wooded countryside in the distance.

There is also a fourth bedroom and cloakroom as well as a floored walk-in loft area. The large, semi open plan kitchen/breakfast room is of note and incorporates a further sitting area with sliding doors onto a raised terrace, again with lovely views, providing an excellent inside/outside space for entertaining or family meals.



Location

The property lies out in the country set back from a quiet rural lane between Liss Forest and Rake. The nearest facilities are 1.3 miles away in Liss with a selection of shops, a doctor's surgery and a mainline station with a regular train service to London Waterloo. The market town of Petersfield is 6 miles away and has a comprehensive range of shopping, sporting and leisure facilities and the coast is within easy reach. The area is renowned for its excellent education

facilities with a popular village primary school in Liss and Bohunt School with Sixth Form at Liphook in the state sector. There are several well-known private schools nearby, including Highfield, Churcher's College and Bedales to name but a few. The house lies in the South Downs National Park and there are extensive local footpaths and bridleways providing excellent scope for both riding and walking.



I Outside

To the front of the house there are lawns and a large gravelled parking area with access to a double barn-style garage. Behind the house the large terrace has a southerly aspect and wonderful views over the garden, pool and paddocks. The garden has open areas of lawn with mature shrubs and herbaceous beds providing seasonal colour. There is a heated swimming pool with paved surround and pool house discreetly located within the garden. Beyond, there are three paddocks, one lightly wooded for shade, and an area of woodland with a small stream. In all about 4.7 Acres (1.90 ha).

There are two stables and a yard provided with power and water. There is also a separate field shelter. The paddocks, which are secluded and at the rear of the property, have vehicular access to one side of the house. There is excellent riding immediately accessible from the house and the MOD will grant annual licences over Longmoor with its many sandy tracks and unspoilt countryside. It is feasible to ride to the well known (horse friendly) Deer's Hut pub at Griggs Green near Liphook, crossing only the quiet lane outside the house.



Approximate IPMS2 Floor Area = 249.1 sq m / 2681 sq ft
 Garage = 17.8 sq m / 191 sq ft (Excluding Carport)
 Outbuildings = 43.3 sq m / 466 sq ft
 Limited Use Area = 33.1 sq m / 356 sq ft
 Total = 343.3 sq m / 3694 sq ft



Directions to GU33 7DD

Follow the A3 south from Hindhead going past Liphook and then on to the Ham Barn roundabout. Here take the third exit signed to Selborne and Alton, follow the road along for about 500 yards and then take the first turning on the right to Greatham. Follow the road up for about 200 yards and then take the first turning on the right signed to Liss Forest. Follow this road along for about 1 mile where you come to the village. Having entered the village take the second turning on the left into Warren Road and proceed along this lane for about 0.2 miles where Heather Cottage will be found on the right-hand side, with a five barred gate.



Services: Mains water, electricity and gas, modern private drainage system, gas-fired boiler providing hot water and heating. The swimming pool has an electric heater.

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

Council Tax: Band F. **EPC:** D67.

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 June 2019.

