



Home Farm House

MILL LANE | HAWKLEY | LISS | HAMPSHIRE | GU33 6NU

Wilson | Hill

5 Bedrooms | 2 Bathrooms | Entrance Hall | Sitting Room | Study | Kitchen/Living Room | Hobbies Room | Upstairs Living Room & Small Additional Kitchen | Utility Room
Cloakroom | Generous Parking | Brick Workshop/Studio | Open Fronted Bay Garages | Garden and Grounds about 0.87 of an acre (0.35 ha) | Within the South Downs National Park
Mileages: Petersfield 7.5 miles, Liss 3.6 miles, Alton 7.7 miles, Alresford 12.7 miles, Liphook 8.3 miles, Guildford 25 miles, Winchester 19.6 miles, London 55.8 miles, A3 3.6 miles
Main line station with train services to London Waterloo in just over an hour at Petersfield and local station at Liss





“ We love being hidden in this untouched rural landscape yet being part of a close knit rural community and with easy access to Petersfield or Alton. The wildlife, local walking and cycling has been a fantastic natural resource as the family grew up ”



| The Property

Home Farm House was originally designed by Unwin and Trigg and is believed to date from the 1920's and has an Arts and Crafts heritage. It was originally built as two farm cottages yet designed to look as one being the home farm to Hawkley Hurst and forms part of a small rural community with three neighbouring properties in an idyllic secluded rural setting approached up a long private drive. The house is in need of updating but has extensive accommodation having reunited both sides and provides potential to improve and or extend subject to planning.

Upstairs many of the bedrooms have rural aspects looking out across the ancient adjoining 'hangers' landscape unaltered over many centuries and downstairs there is a lovely sized kitchen/living room and three further reception rooms for family life. The utility/boot room is practical space for dogs or drying from winter walks. Part of the first floor has been used as a flat for relatives and can flex as 2 bedrooms, a bathroom, small kitchen and living room. It is a wonderful versatile family house, ready for the next generation to enjoy.





Location

Hawkey is one of Hampshire's most unspoilt quintessential villages, where time has almost passed by, but the village is far from a 'time warp' with an active community, wonderful local walks and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. Home Farm House is located between Hawkey and Empshott villages set amongst the ancient wooded hangers with their hidden valleys and miles of winding lanes. Village amenities include the well regarded Hawkey Inn, church,

village hall (with Montessori school), cricket ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose and main line station is an easy drive or a more local station at Liss for commuting. Alton is also within easy reach. 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 in the region.

Hawkey and Empshott form part of an ancient landscape virtually 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.



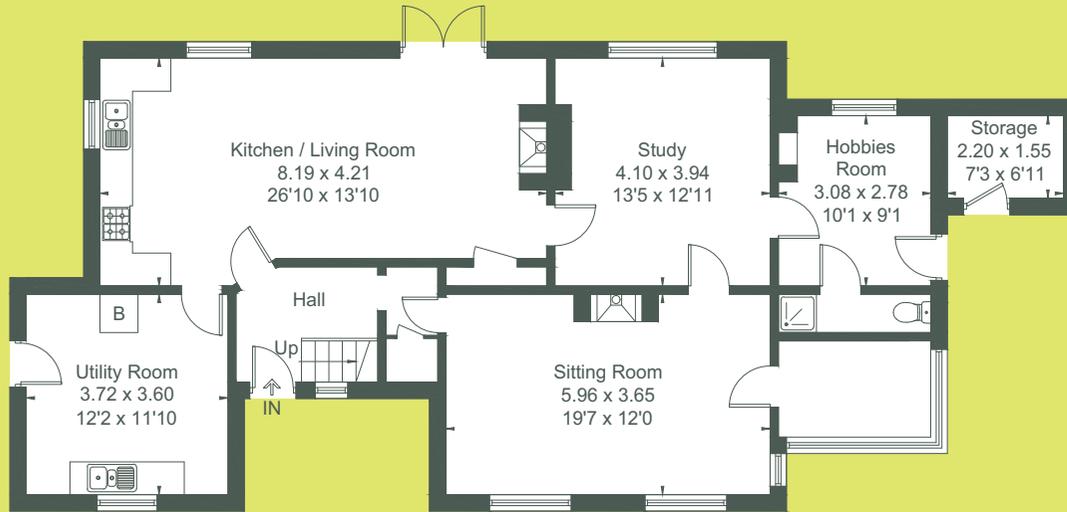
I Outside

A long private drive swings off Mill Lane being a shared approach with neighbours. There is a large courtyard area with turning space and parking and access to the 4 bay open fronted barn store/garage. To one side is a large brick workshop barn providing a great home working space or scope for an annexe subject to planning.

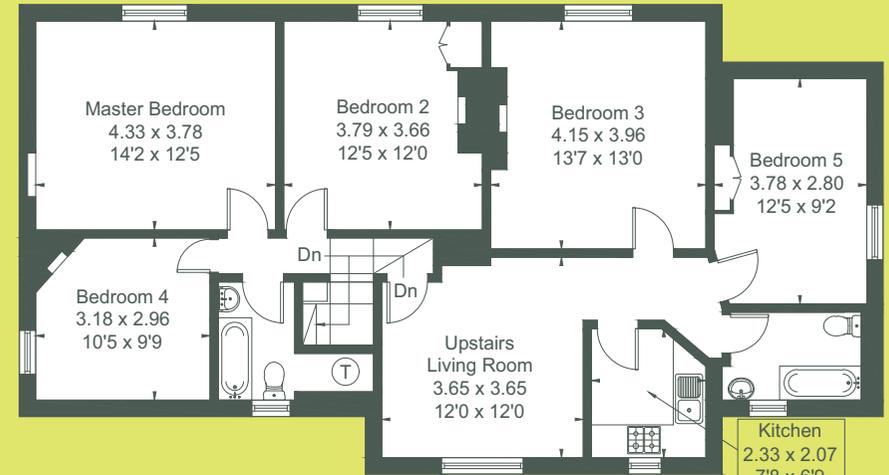
The garden is mainly to the rear. There is a wide terrace with a wonderful sunny aspect behind the house and steps up behind to a raised area of lawn. The garden is mainly lawn for ease of management with several old trees and cob nut stools providing a sheltered area for children to explore and back drop. There is also an old high brick wall to the north east corner sheltering a wide flower border. In all about 0.87 of an acre (0.35 ha).



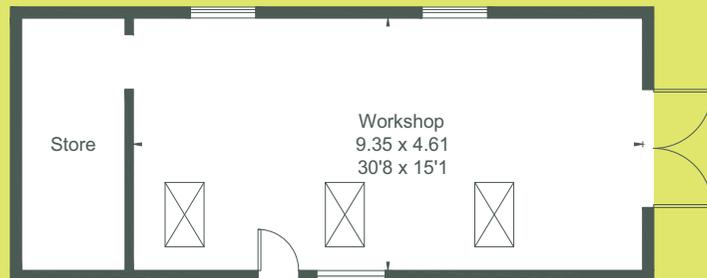
Approximate Area = 224.1 sq m / 2412 sq ft
Workshop = 52.4 sq m / 564 sq ft
Total = 276.5 sq m / 2976 sq ft
(Excluding Open Bay Garage)



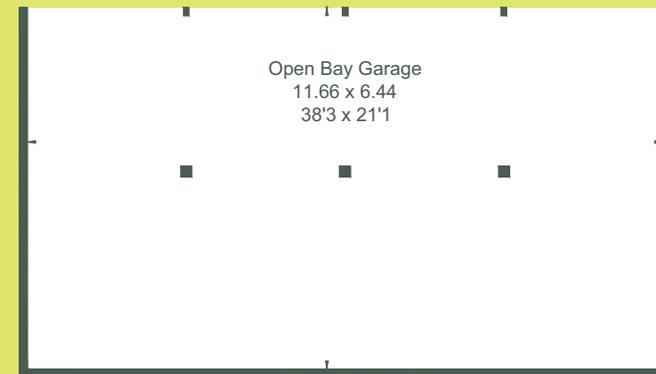
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Directions to GU33 6NU

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 Hawkleay Road. Follow this road for 1.5 miles and at the top of the hill continue until you reach Lower Green as you pass the red telephone box turn right signed Empshott/Selborne into Mill Lane for about 0.5 a mile turn right into a concrete drive, cross the stream and follow the road uphill as you get to the top you will see Home Farm House on your right. Carry on past the house and park in the courtyard.

Services: Private water supply and mains electricity, LPG and oil fired heating and hot water, private drainage.

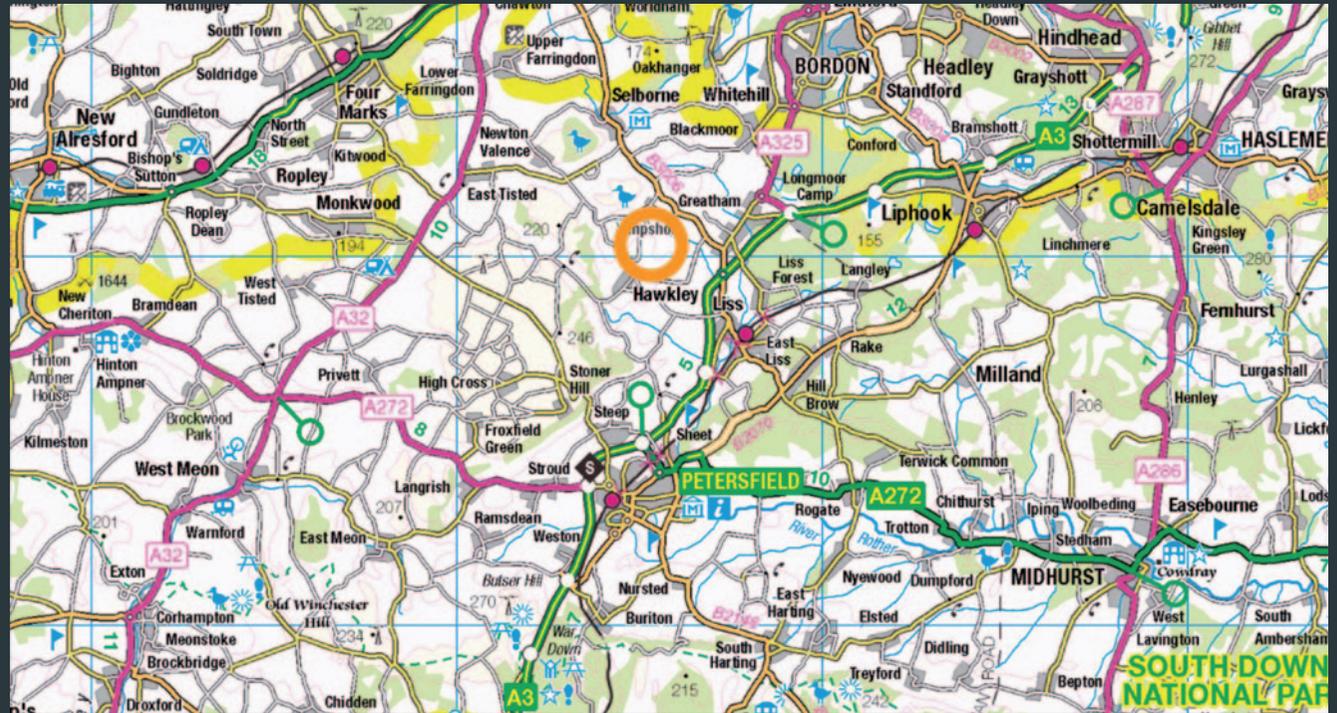
Council: East Hampshire County Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G **EPC:** E40

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 2020.

Viewing strictly by appointment



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Agent's Note:

- We understand there are shared rights of access over the driveway and courtyard, subject to a proportioned liability for the maintenance.
- There are also various covenants which the seller's solicitors can provide more information at the pre-contract enquiry stage.
- The house is being renamed Home Farm House as the sellers will be retaining the original name of Home Farm for a neighbouring property.

