



Middlewood

HILL SIDE LANE | HILL BROW | HAMPSHIRE | GU33 7PT

Wilson | Hill

Master Bedroom with Dressing Area and En Suite Bathroom | 3 Further Bedrooms | Family Bathroom | Washroom/WC | Entrance Lobby | Hall | Cloakroom | Drawing Room | Dining Room | Study | Family Room | Kitchen/Breakfast Room with Aga | Utility/Boot Room | Substantial Barn Outbuilding including 2 Garages, Stable, Log Store and large Loft Room over Greenhouse | Heated Swimming Pool | Garden, small paddock and woodland in all about 2 acres (0.818 ha)

Liss 1 mile, Petersfield 3.8 miles, Liphook 5.4 miles, Haslemere 10.6 miles, Guildford 23.8 miles. A3 2.3 miles, Local Station at Liss.





“ From toddlers to teenagers the house covers it all, with woodland to explore, swimming pool and gardens, and a paddock for the New Forest pony. An outdoors house, but with just the right room inside ”

| The Property

Middlewood is a hidden gem, tucked up a long drive in a private lightly wooded setting. The house has evolved from smaller origins to become a really comfortable family house with space for all to call their own. The partly vaulted drawing room has a lovely aspect opening out onto the garden terrace for summer evenings and a log burner for those cosier winter evenings. The family room is handy for young children to enjoy at the other end of the house. The kitchen/breakfast room is well placed with a utility/back entrance behind and easy access to the dining room.

Upstairs the 4 bedrooms all have aspects looking over the garden or lightly wooded grounds behind and the family bathroom is a good size with modern shower and bath.

The barn has been a wonderful addition as the large loft room has provided options for older children and is currently used as a games room, a pony has been stabled below and the garages provide useful storage space. Overall a property which flexes brilliantly as generational needs dictate.



Outside

A private drive leads up beside the paddocks to a generous parking area adjacent to the house and barn. The formal garden lies to the south and west with a lovely private feel provided by the mature laurel hedge and neighbouring trees/rhododendrons giving a subtle variety of colours. A terrace runs behind the house with a fine old wisteria and climbing roses, and a two tiered lawn stretches beyond with several well stocked herbaceous borders.

The swimming pool is discreetly located on one side with a wonderful paved terrace for barbeques or lazy sunny afternoons. The old greenhouse is a handy adjacent store. The house lies well amongst mature grounds which are lightly wooded to the rear where they slope down to Hunts Bottom Lane providing some lovely walks and space for children to 'free range'. The two small paddocks interconnect and adjoin the drive. In all the garden and grounds are about 2 acres (0.818 ha).



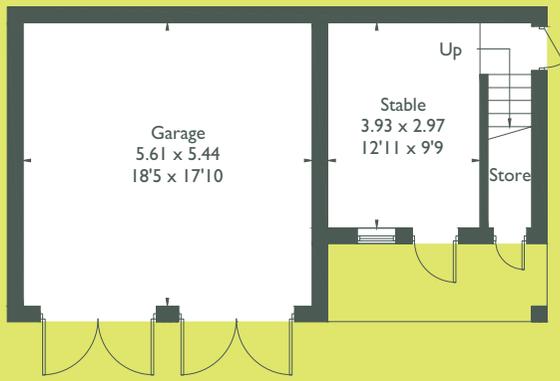


| Location

The property is set towards the end of a private road in the village of Hill Brow. Local facilities are about 1 mile away at Liss with a selection of shops, a doctor's surgery and mainline station with train services to London Waterloo. The larger centre of Petersfield is 4 miles away and has a comprehensive range of shopping, sporting and leisure facilities and an alternative mainline station. The area is well served by

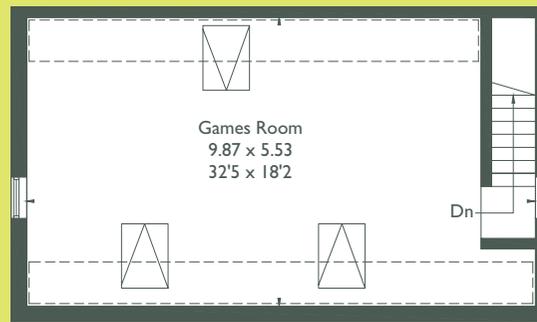
excellent state and private schools; with a popular village school in Liss and secondary school Bohunt at Liphook and in easy reach of Churchers Junior and College, Highfield and Bedales, to name a few in the private sector. The house is located within the South Downs National Park and there are extensive footpaths locally providing an excellent choice of walks including one directly from Hill Side Lane.





Barn - Ground Floor

(Not Shown In Actual Location / Orientation)



Barn - First Floor

Approximate Gross Internal Area:
 House = 219 sq m / 2357 sq ft
 Barn = 103 sq m / 1109 sq ft
 Total = 322 sq m / 3466 sq ft



Ground Floor



First Floor

I Directions to GU33 7PT

Leave Petersfield/Sheet on the B2070 (old A3) and continue along this road for about 2 miles and turn left to Liss (opposite the Jolly Drover public house). Proceed down Hill Brow Road for about 0.2 miles, and take the third turning on the right into Hill Side Lane. Follow the lane along and then as the road bends right go straight ahead through a pair of five bar gates (mirror to one side) into the drive leading to Middlewood.



Services: Oil fired heating, separate oil boiler for the swimming pool, mains water and electricity, private drainage.

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

Council Tax: Band F

EPC: F38

Viewing strictly by appointment



Agent's note: Hill Side Lane is privately owned by one of the houses set off it, there is an established system for the neighbours using the lane to contribute to the upkeep of it and further information will be provided via our client's solicitors

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. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated June 2016