



The Tithe Barn

BURGATES FARM | WEST LISS | HAMPSHIRE | GU33 6JZ

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 3rd Bedroom with Ensuite Shower Room | Bedroom 4 | Entrance Hall
Drawing Room with vaulted ceiling | Large Gallery currently used as Dining Room | Study | Kitchen/Breakfast Room | Cloakroom | Utility Room | Garage | Summerhouse | Parking
Attractive Courtyard Garden

Mileages: Liss Village Centre 0.9 miles, Liphook 5.3 miles, Petersfield 5.5 miles, Guildford 22 miles, London 53 miles.





| The Property

The property is a beautifully presented Grade II listed barn dating we believe from the 17th Century and is thought maybe to have been the Tithe Barn to the nearby St Peter's Church. What is particularly nice about the property is that whilst it has many of the attractive features of a barn conversion, it also has very much a conventional house feeling with light well

proportioned rooms and of particular note is the drawing room with vaulting above and the large gallery on the first floor. The accommodation is particularly flexible in the way it can be used, but is currently arranged with four bedrooms, 2 of which have ensuite bath and one a shower room. There is also a lovely large kitchen/breakfast room.





| Location

The house is located in what was once a farmyard complex on the edge of the well regarded old village of West Liss which is centred around the lovely old St Peter's Church. The nearest main facilities are 0.9 miles away in Liss with a selection of shops, two doctor's surgeries and mainline station with train services to London Waterloo. The larger centre of Petersfield is 5.5 miles away and has a comprehensive range of shopping, sporting and leisure facilities and

an alternative mainline station. The area is renowned for its excellent education facilities with a popular village school in Liss and Bohunt at Liphook in the state sector and then Highfield, Churchers College and Bedales to name but a few in the private sector, The house is located in the South Downs National Park and in the area there are extensive footpaths and bridleways providing excellent scope for both riding and walking.



Outside

A gravel drive leads via double gates to a good sized parking area and adjacent to this attached to one side of the barn there is a very good sized garage which takes one car and has plenty of space also for storage. Adjoining the house there are areas of terrace which

then lead to open areas of lawn, bounded in places by herbaceous borders with then a further terrace over in one corner with a built in barbeque. The gardens are mainly enclosed by other former farmyard buildings, so have a lovely courtyard feel.

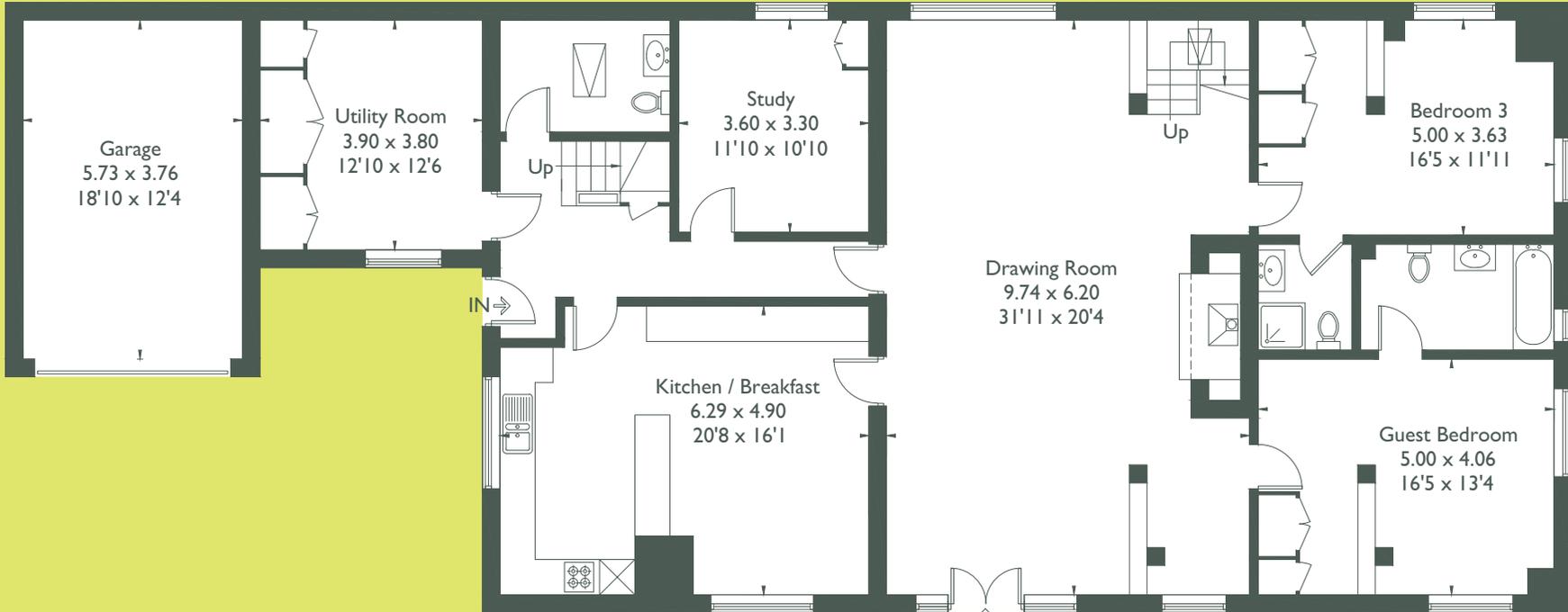
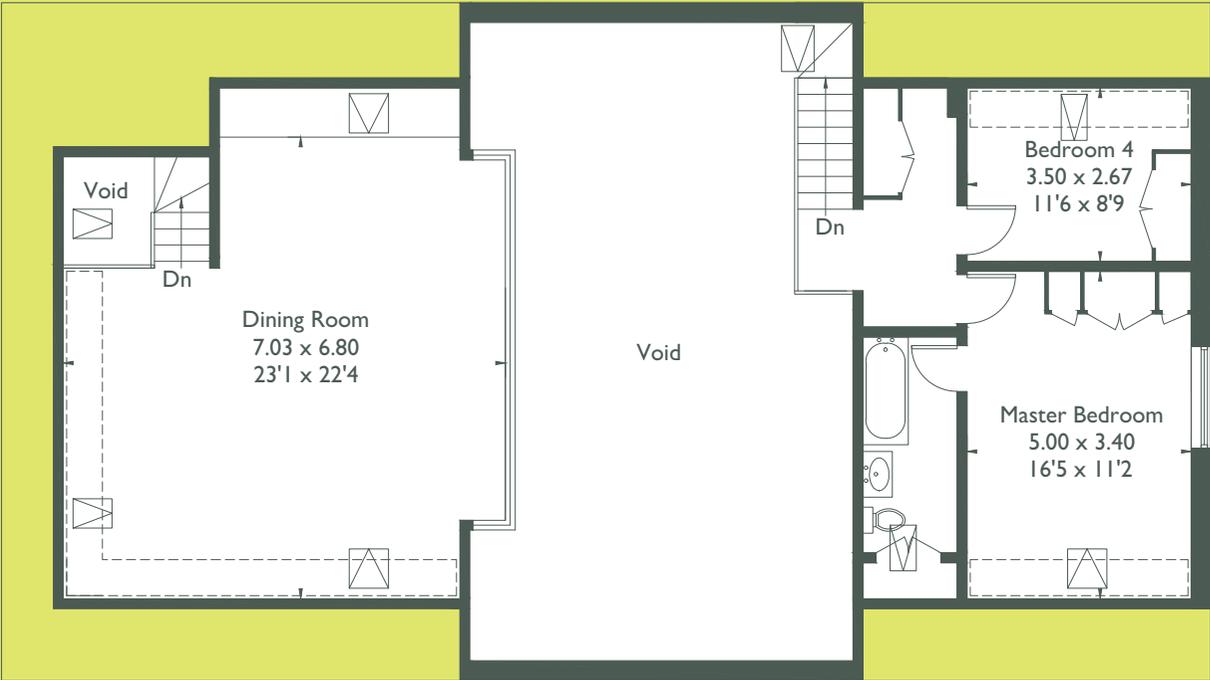


Approximate Gross Internal Area
 275.7 sq m / 2967 sq ft (Excluding Void)
 Garage = 21.5 sq m / 231 sq ft
 Total = 297.2 sq m / 3199 sq ft



Floorplanz © 2016
 0845 6344080 Ref: 170374
 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.

 = Reduced headroom below 1.5m / 5'0



Directions to GU33 6JZ

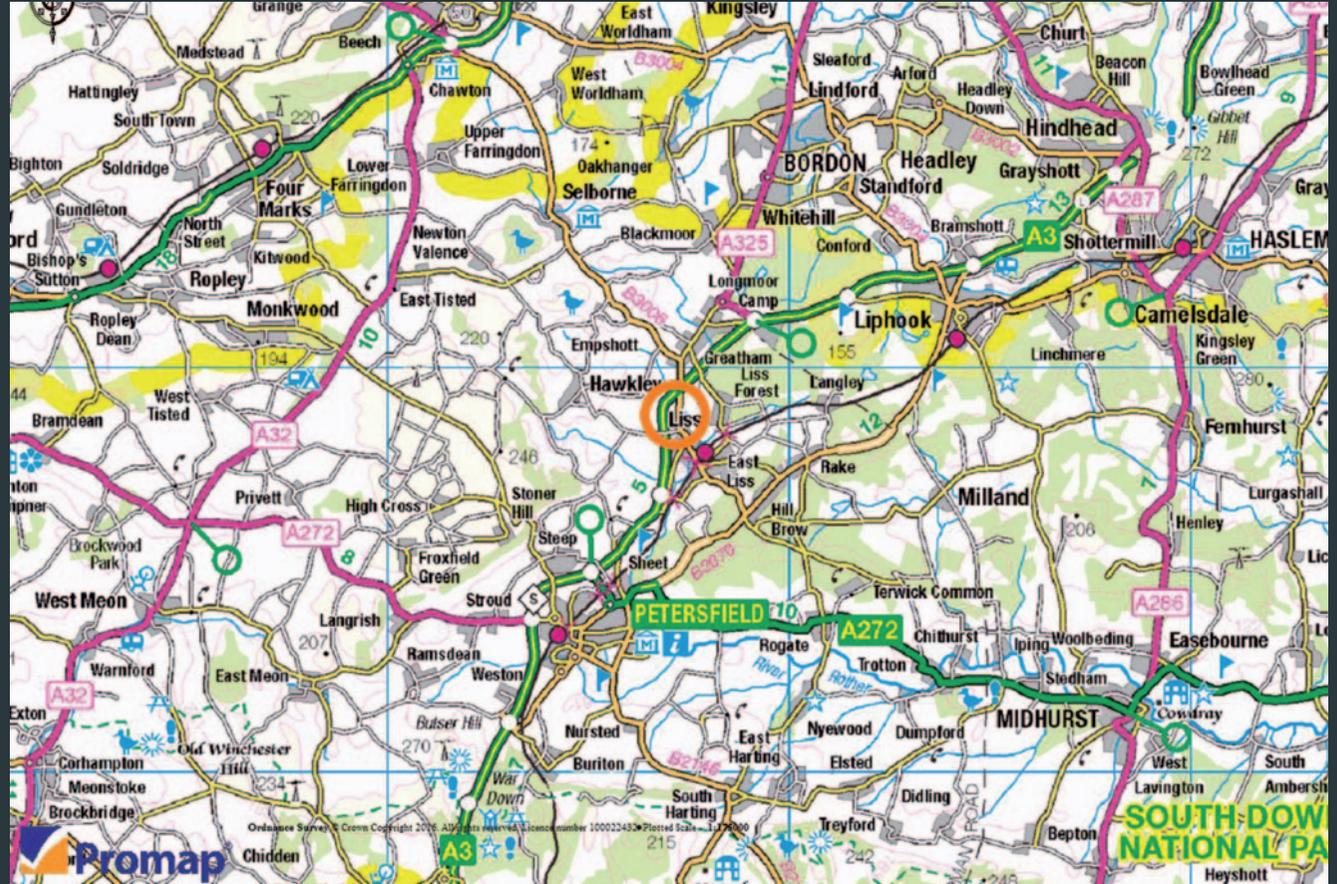
Following the A3 south from Liphook after a few miles you come to the Ham Barn roundabout. Here take the first exit on the left signed to Liss. Follow the road along for 0.4 miles where you will see an entrance on the right marked Burgates Farmhouse and Burgates Lodge. Turn right in here and go straight along where the entrance to The Tithe Barn will be seen at the end with the sign by the gate saying Old Tithe Barn.



Services: All mains services are provided, gas fired boiler providing hot water and heating via radiators.

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

Council Tax: Band G



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 July 2016

Viewing strictly by appointment