



Brickfields

HAWKLEY ROAD | LISS | HAMPSHIRE | GU33 6JS

Wilson | Hill

4 Bedrooms | En Suite Dressing Room to Master Bedroom | Bathroom & Separate WC | En Suite Bathroom to Ground Floor Bedroom | Entrance Hall | Sitting Room | Dining Room | Study | Kitchen/Breakfast Room | Utility Room | Cloakroom | Studio Outbuilding | Double Garage and Garden Store | Greenhouse | Garden, Orchard and Grounds | Two Grass Fields across the lane with separate road access in all just over 5 acres (2.045 ha) | Within the South Downs National Park

Petersfield 6.5 miles, Liss 1.5 miles, Liphook 6.3 miles, Haslemere 10.8 miles, Guildford 23 miles. Stations at Liss or Petersfield with services to London Waterloo, A3 1.4 miles



| The Property

Brickfields is a privately positioned detached house set in mature surroundings. The house has a lovely rural location with views from the first floor over surrounding countryside and two fields that are owned across the lane. The ground floor has flexible space with a guest bedroom suite and three good reception rooms. The kitchen is in need of updating, but practically placed at the rear of the house with adjoining boot/utility room entrance with cloakroom. Outside is a useful studio building which could easily be a home office or games room. There is scope to modernise and extend subject to planning consent and create a wonderful home for anyone with outdoor, country or gardening interests.

| Location

Set back off a winding country lane between Hawkley and Liss in the heart of the South Downs National Park, Brickfields is positioned within its own garden and grounds with farmland on three sides and approached over a gravel drive. The local village of Liss is nearby with local shops, pubs and a station. Hawkley also has a popular country pub and active village community.





| Outside

The garden and grounds are well arranged around the property and laid mainly to lawn for ease of management and enclosed by mature hedges, but with plenty of mature shrubs and several stocked herbaceous beds. In the orchard are some lovely trees including a wonderful blue cedar, horse chestnut, willow, walnut, cherry, fruit trees underplanted with spring bulbs. A seasonal pond provides a natural wildlife habitat in all about 0.85 of an acre (0.345 ha). Across the lane are two grass fields each with road access totalling about 4.21 acres (1.7 ha).



More extensive amenities are available nearby at Petersfield. The surrounding rural landscape has remained largely unaltered over many centuries with an extensive network of local lanes, footpaths and bridleways provide amazing walks and cycling routes, ideal for any country/outdoor enthusiasts. 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.



Directions to GU33 6JS

From Petersfield head north up the A3 for about 5 miles and at the Ham Barn roundabout take the third exit (Liss B3006). Follow for 0.5 of a mile turning right at the Spread Eagle Pub into Hawkley Road. Follow this lane, for about 0.8 of a mile, you will pass a red letter box on your left and Brickfields is the next house on your right.

Services: Mains electricity and water. Oil fired heating/hot water, private drainage.

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

Council Tax: Band G

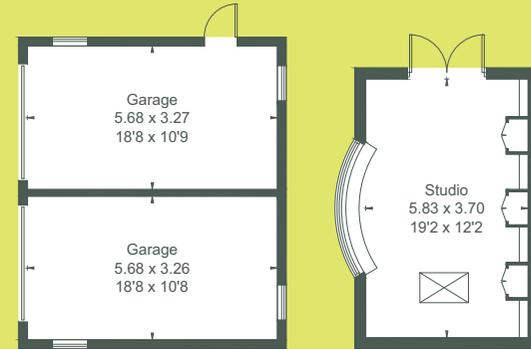
EPC: E44

Agent's Note: The Land – There is reference in the title to reserved access way over the larger field to adjoining land, rights of access to electric cables (overhead) and to water. More details will be provided by the sellers (executors) solicitor at the precontract enquiry stage in the usual way.

Viewing strictly by appointment.

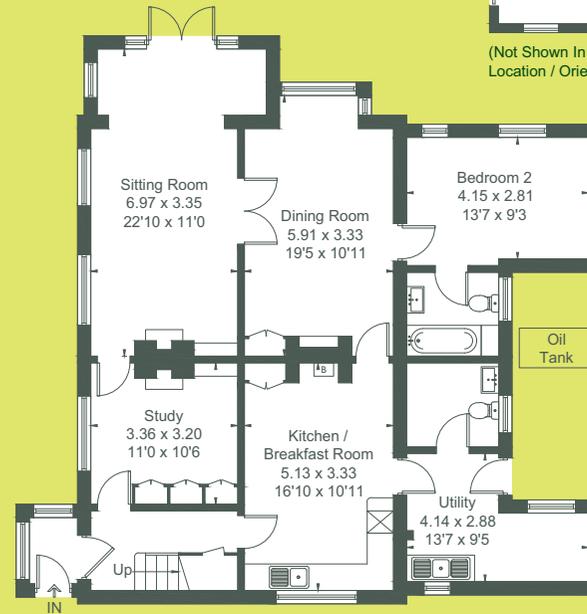
Approximate IPMS2 Floor Area = 188.1 sq m / 2025 sq ft
Garages = 37.1 sq m / 399 sq ft
Studio = 22.6 sq m / 243 sq ft
Limited Use Area = 0.5 sq m / 5 sq ft
Total = 248.3 sq m / 2672 sq ft

 = Reduced head height below 1.5m

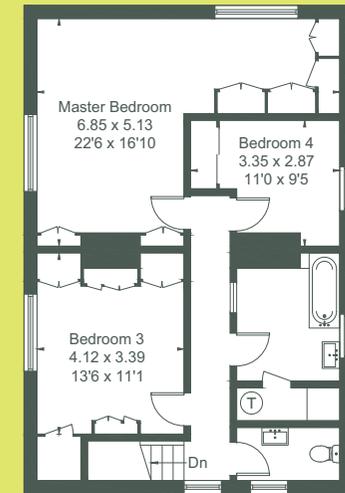


(Not Shown In Actual Location / Orientation)

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Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 232797

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.

