



Orchard Cottage

HAWKLEY | LISS | HAMPSHIRE | GU33 6NF

Wilson | Hill

Vaulted Master Bedroom with En Suite Bathroom | 4 Further Bedrooms | 2 Shower Rooms (One Ground Floor) | Drawing Room | Attic Room | Vaulted Study/Bedroom 5
Open Plan Kitchen/Breakfast/Sitting Room with Electric AGA | Utility Room | Barn Style Triple Garage with Studio/Playroom over
Garden and Good Off Road Parking about 0.44 of an acre (0.181 ha) | Within the South Downs National Park and the Village Conservation Area
Mileages: Petersfield 6.4 miles, Liss 2.8 miles, Guildford 24.8 miles, Alton 8.5 miles, London 55.1 miles
A3 3.1 miles, Stations at Petersfield and Liss





“We love being at the heart of the village yet with an active community and such amazing walks and cycling options on our doorstep, a special unspoilt corner of Hampshire”





| The Property

Orchard Cottage was converted and refurbished from a pair of cottages into a versatile house fit for the 21st century, with a contemporary feel inside but with character touches including exposed oak joinery, some vaulted interior rooms and a fantastic open plan kitchen/dining/sitting room at the heart of the house.

There is a well proportioned drawing room for more formal occasions and a flexible vaulted study with adjacent shower room/cloakroom which can be used as a ground floor fifth bedroom. The utility rear entrance is practical space after country walks for all seasons.

The house has an easy ground floor flow ideal for entertaining and is well balanced upstairs by four first floor bedrooms (including a vaulted master bedroom suite) and a handy attic area for overflow space or hobbies. There are French windows opening into the garden from three aspects for easy access.



Location

Hawley 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. Orchard Cottage is positioned in the heart of the community within walking distance of the village amenities, including the well regarded Hawkley 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.

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.

The village is 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 gravelled drive swings into a wide turning and parking area in front of the barn garage which has a large studio/playroom over with shower room which could also be a useful home office. Picket fencing with pedestrian gates separate the drive from the garden (dog friendly).

The garden has been well landscaped and laid out mainly to lawn for ease of management with two lovely

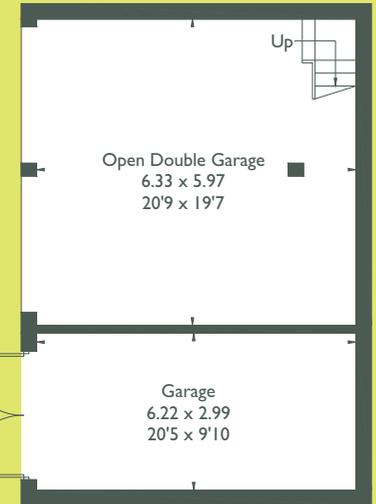
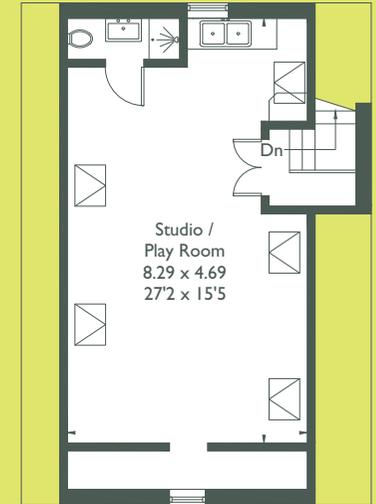
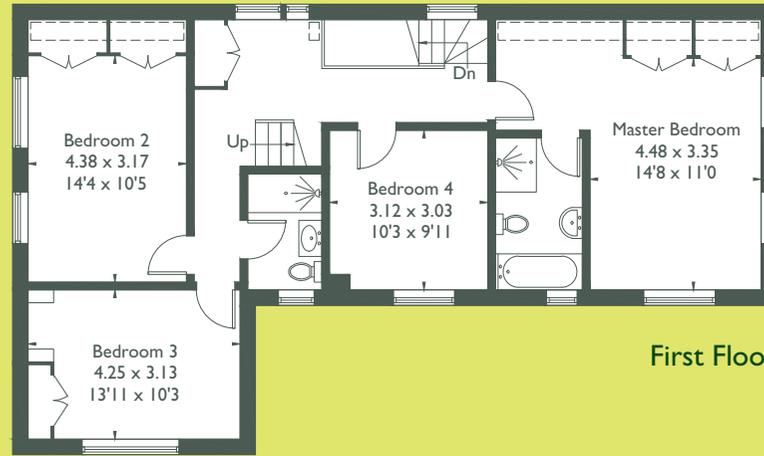
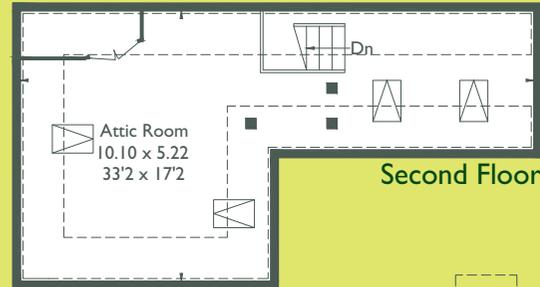
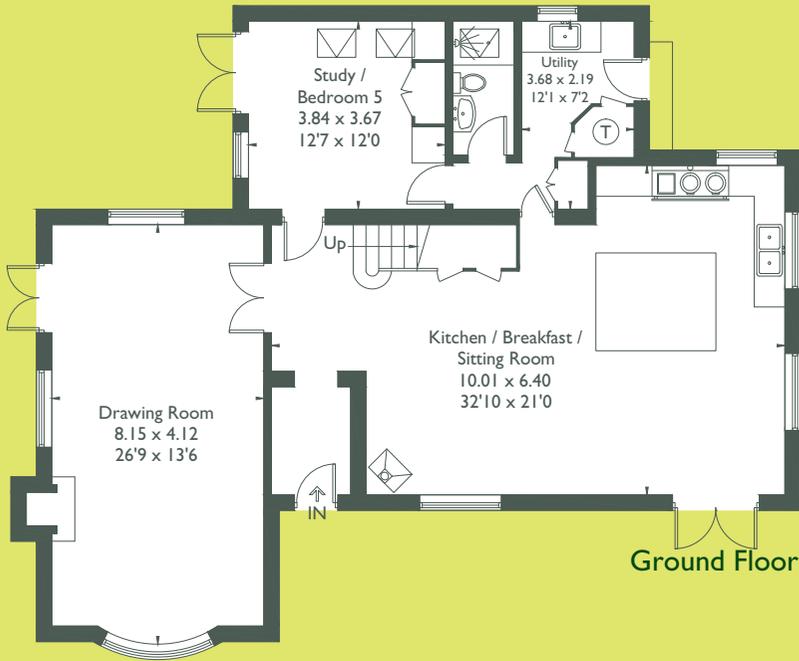
old copper beech trees and several paved terraced areas for seasonal variety, with a morning sun trap outside the kitchen. There are some herbaceous beds and scope for any keen gardener to develop the garden further. In all about 0.44 of an acre (0.181 ha).



Approximate Gross Internal Area = 246.9 sq m / 2657 sq ft
Outbuilding = 63.5 sq m / 683 sq ft
(Excluding Carport)
Total = 310.4 sq m / 3341 sq ft

Floorplanz © 2018
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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.



I Directions to GU33 6NF

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 Hawkley Road. Follow this road for 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green'. Continue on passing The Hawkley Inn on your right and at the village green fork right. Soon after turn right again, passing the church and Orchard Cottage will be found on your left after about 100 yards.

Services: Mains water and electricity, electric air source heating and electric hot water, private drainage.

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

Council Tax: Band G

EPC: D61



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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.

Viewing strictly by appointment

Details dated July 2019 and photographs May 2018.

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill