



## Tubbs Barn

HAWKLEY | LISS | HAMPSHIRE | GU33 6LU

Wilson | Hill

4 Bedrooms (2 with En Suite Bath/Shower Rooms) | Family Bathroom | Entrance Hall | Drawing Room | Kitchen with Dining/Breakfast Room | Utility Room | Boiler Room  
Cloakroom | Guest Annexe: Gym/Living Room, Bedroom 5, Shower Room | Generous Parking | Stable Block, Tack Room and Substantial Hay Barn  
Garden and Grounds about 1.5 acres (0.613 ha) | Within the South Downs National Park

Mileages: Petersfield 7.9 miles, Liss 3 miles, Alton 8.8 miles, Alresford 11.4 miles, Liphook 7.7 miles, Guildford 24.3 miles, Winchester 18.4 miles, Cowdray Polo 13 miles,  
London 55.4 miles, A3 2.9 miles

Main line station with train services to London Waterloo in just over an hour at Petersfield and local station at Liss





## | The Property

Tubbs Barn was converted into a versatile house in the 1990's preserving the mellow period brick, timber and stone clad elevations. Within the last 5 years the house has been updated internally with a more contemporary feel inside whilst retaining character touches, including some exposed timber beams and a great kitchen with

breakfast room taking full advantage of the garden and rural aspects to the rear of the house. There is a well proportioned drawing room for more formal occasions and a dining hall which can also flex as a study. The property is well balanced upstairs by four first floor bedrooms (two with en suite bath/shower rooms and a

practical family bathroom. Accessed off a rear courtyard is a brilliant self-contained guest annexe with ground floor living room which is used as a gym with a shower room and double bedroom upstairs. A home which can flex and fill with family or friends as needs dictate.



## 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. Tubbs Barn is positioned on the south eastern edge of the community within walking distance of the village amenities, including 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. 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 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 long private drive swings off a shared approach into a turning and parking area to one side of Tubbs Barn. An arched opening access to an inner courtyard with additional parking and to the front door and guest annexe.

The stable block and timber framed hay barn are great facilities for anyone with horses and approached via a honeycombed track suitable for vehicular access.

The garden has been laid out mainly to lawn for ease of management with several old trees, a brick terrace behind the house for outdoor dining and a small

summerhouse. There are several herbaceous beds and shrubs providing seasonal colour to the garden and grounds back onto neighbouring pasture land with views toward the Hangers in all about 1.5 acres (0.613 ha).

“ We love being hidden away with a wonderful rural aspect, yet with an active community and with such flexible space in this timeless Hampshire village ”



Approximate Area = 241.2 sq m / 2596 sq ft  
 Guest Annexe = 52.2 sq m / 562 sq ft  
 Stables / Barns = 139.8 sq m / 1505 sq ft  
 Total = 433.2 sq m / 4663 sq ft  
 Including Limited Use Area (12.3 sq m / 132 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 246671

## Directions to GU33 6LU

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 Hawkey Road. Follow this road for 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green' into Pockocks Lane. Pass the Hawkey Inn, carry on down the left side of the village green to the junction. Turn left and after about 100 yrds turn left again (into a concrete drive, marked Happersnapper/Tubbs Barn). Follow the road round to the right and pass Old Barn (drive on your left) and then bear next left towards Tubbs Barn.

**Services:** Mains water and electricity, oil fired heating and hot water, private drainage.

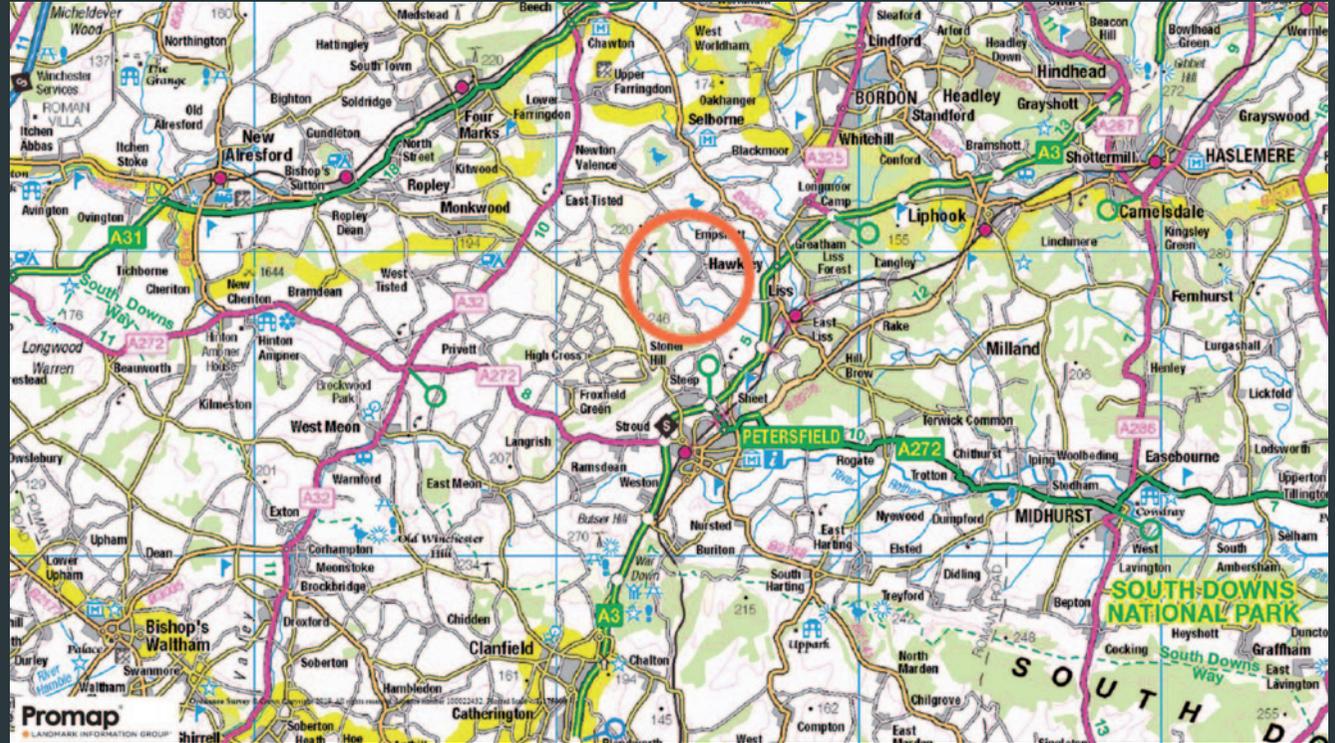
**Council:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band H

**EPC:** House – D67. Guest Annexe – G1.

### Agent's Note:

- We understand there are shared rights of access over the outer driveway, 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 AGA is not included in the sale.



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 and photographs dated December 2019.

