



## South Court Cottage

LE COURT | SELBORNE ROAD | GREATHAM | HAMPSHIRE | GU33 6BF

Wilson | Hill



Master Bedroom with En Suite Shower Room | 2 Further Double Bedrooms | Family Bathroom | Entrance Hall | Sitting Room | Family Room | Dining Room | Kitchen  
Study/Bedroom 4 | Cloakroom | Utility Room | Parking | Single Garage with Room Above | Private Gardens & Communal Gardens  
Petersfield Station 7 miles, Petersfield Town Centre 7.2 miles, Guildford 27 miles, Portsmouth 24 miles, Alton 10.2 miles, Liss 3 miles



### **| The Property**

Originally forming part of a mews to a large Victorian country house, South Court Cottage is an attractive and beautifully presented property. Retaining much character throughout, to include fireplaces, exposed internal stone walling and carefully combined with stylish and contemporary interior features including a Neptune fitted kitchen, a wonderful principally glazed study overlooking a small garden area and newly fitted bathroom facilities. The cottage, which has been adapted by the current owners, who have created an open feel to the kitchen and dining room, offers notably light and spacious accommodation throughout, further benefitting from some delightful distant rural views from the first floor. Overall, it is an extremely comfortable house with lock up and leave convenience, forming part of a private mews community.







## I Location

South Court Cottage is approached along a half mile private drive, set within a mews courtyard of five homes, which form the core of a small rural hamlet with other neighbouring properties, formally the Le Court country estate. The house is well positioned being set amongst East Hampshire's famous 'hanger' landscape, characterised by the steep wooded slopes and valley meadows and lies within the South Downs National Park. There is direct access via the drive to an extensive network of local footpaths providing excellent walks, ideal for any country/outdoor or dog walking enthusiasts. Much of the surrounding farmland, woods and orchards are owned by the local Blackmoor Estate.

Although a rural location, local amenities are nearby with Liss village within 4 miles, Selborne 2.5 miles with its local shop and public house. More extensive shopping can be found in Alton or Petersfield. The A3 provides great regional transport links to Petersfield, Guildford, Chichester and Portsmouth (ferry services). There are well regarded state and private schools within the region, including Bedales, Ditcham Park and Churcher's College in Petersfield and prep schools such as Highfield in Liphook. For any commuter there is a choice of Alton, Petersfield or Liss stations offering various scheduled services to London Waterloo.

## I Outside

The house is approached via a shared driveway leading to a private parking area to the side of the property. To the front of the property are two lawned areas with a side gate leading to a large communal, lawned garden, ideal for outside entertaining, with a private gate providing access to a partly walled rear courtyard garden of the cottage. From the study, a door opens to a small external courtyard which provides private, gated access opening onto the courtyard and access to the garage. Driving access can be found to the left of the cottage which leads to a gravelled courtyard and the single garage which has been partly converted offers storage or a games room on the first floor.



## I Directions to GU33 6BF

From the Liss/Ham Barn roundabout on the A3 take the exit marked B3006 Selborne. Follow the road for 1.2 miles until you reach the Empshott 30 mph village sign, soon after turn right by the brick and flint South Lodge and Le Court Private Road sign. Proceed up a long private drive to the top of the hill, keep right at the grass triangle, signed Orchard Bungalow and take the next fork right signed Rockwood House. South Court Cottage will be found on the left hand side, the second of the two cottages.



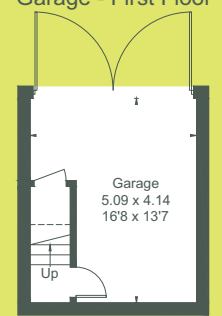
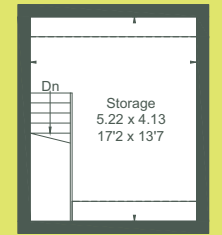
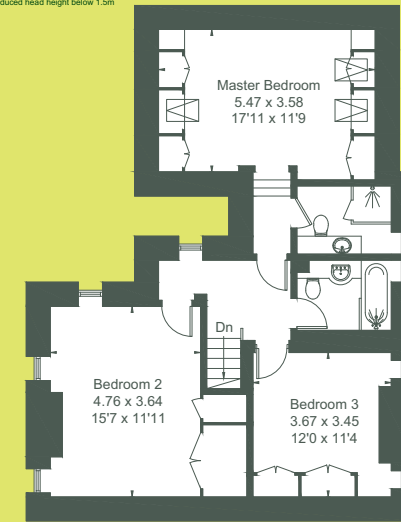
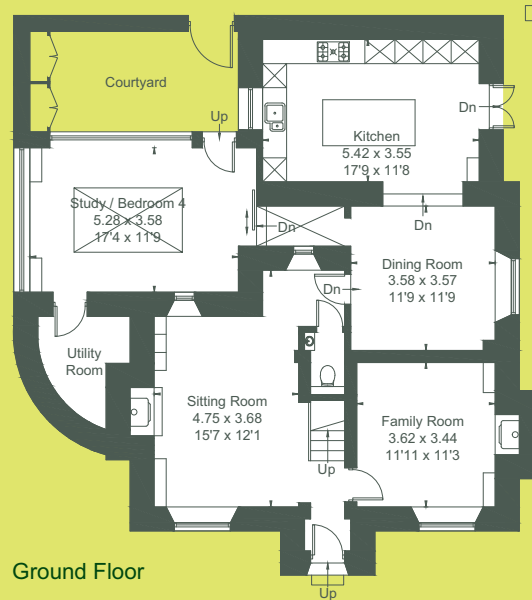
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Details & Photographs prepared February 2022

Viewing strictly by appointment.

Approximate Area = 188.1 sq m / 2025 sq ft  
Garage = 42.7 sq m / 460 sq ft  
Total = 230.8 sq m / 2485 sq ft (Excluding Courtyard)  
Including Limited Use Area (4.4 sq m / 47 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 292831

**Services:** Mains metered water and electricity. Shared private drainage.

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

**Council Tax:** Band E. **EPC:** D59.

### Agents Note:

- For postal purposes the property is addressed as Greatham, although the property is positioned well west of the village and closer to the north eastern edge of Empshott.
- There is an annual service charge payable to the Management Company currently which our client informs us is currently £500 per annum (2022). The vendor's solicitor will provide further detail.

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.

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