



Hunts Fields

HUNTSBOTTOM LANE | LISS | HAMPSHIRE | GU33 7EU

Wilson | Hill

Main Bedroom | 4 Further Bedrooms | Family Bathroom | Family Shower Room | Living Room | Dining Room | Large Hall/Library | Kitchen | Study | Cloakroom WC
Utility Room/Pantry | Conservatory | Garage/Workshop | Swimming Pool | Large Garden | 9 Acres of Paddock
Liss 0.5 miles, Petersfield 4.2 miles, Liphook 5.2 miles, Chichester 19.2miles, Guildford 23 miles, London 54 miles







The Property

Hunts Fields is set back from a country lane in an elevated position with lovely views and approached via its sweeping driveway lined with productive fruit trees. An attractive chalet style house in a quiet location with stunning views on the edge of Liss village. The house is faced with local stone and has lovely big windows nearly all facing due south which flood the interior with natural light. The front door is accessed through the conservatory which also has a door through to the workshop and double garage. The library forms a

spacious central hall area and all the reception rooms lead off this area. The well proportioned living room has fabulous views over the garden and fields beyond and is fitted with a wood burning stove and has sliding doors which open into the dining room and another set onto the south facing terrace. The kitchen is well equipped and the study provides inspirational working space with the same lovely views to the south. The main bedroom with a shower room was built by the vendors on the east side of the original bungalow

together with a staircase to the first floor with its 2 bedrooms and a bathroom. There are 2 further bedrooms on the ground floor. The current owners updated the house to suit their needs over 21 years and there is plenty of potential to further enlarge or alter to suit the buyers.

Overall a spacious family home in a secluded location with exceptional views yet within walking distance of Liss village – difficult to beat.



Location

The house is set back from a quiet country lane a few minutes' walk from the centre of Liss. The village offers a selection of shops, 2 doctor's surgeries and a main line station with train services to London Waterloo. The larger centre of Petersfield is 4.2 miles and has a comprehensive range of shopping, sporting and leisure facilities and an alternative main line station. The area is renowned for its excellent educational facilities with a popular primary school in the village, Bohunt at Liphook in the state sector and then Highfield, Churcher's College and Bedales to name but a few in the private sector. Liss lies in the heart of the South Downs



National Park and in the area, there are extensive footpaths and bridleways providing excellent scope for both riding and walking.



I Outside

As you approach the house an attractive line of fruit trees border the croquet lawn to the right and to the left there is an enclosed lawn with 12 metre swimming pool and summer house hidden from the driveway. The house sits in approximately an acre of garden and boasts incredible views over fields and woodland. A south facing terrace

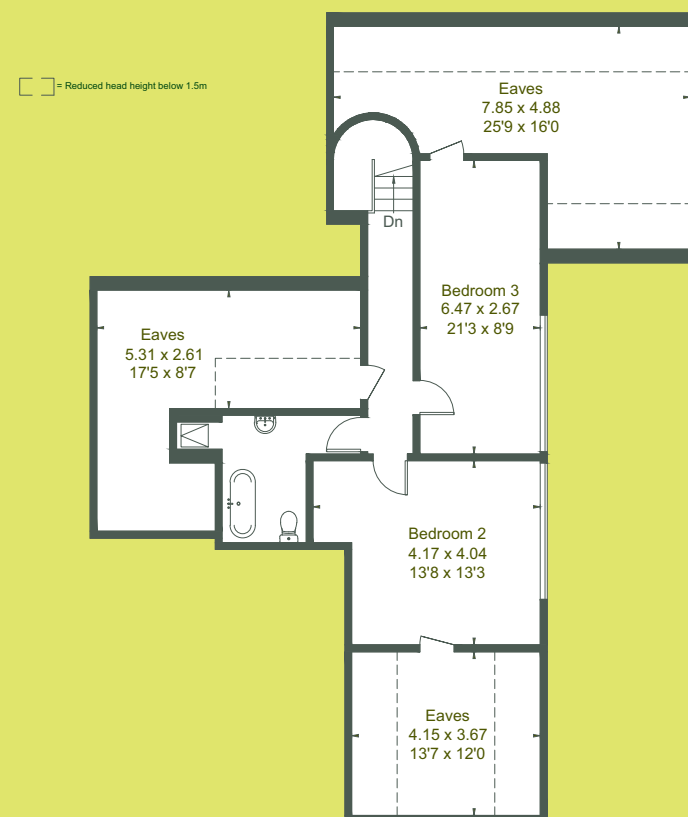
enjoys stunning views of the countryside, perfect for entertaining or enjoying the tranquillity of the setting. The garden is laid mostly to lawn with established borders and ornamental pond to the front of the house but wraps around to reveal a useful garden area for growing fruit and vegetables as well as a modern greenhouse and

potting shed. Two gates open from the garden into two large well maintained paddocks of pasture totalling some 9 acres which lends itself to a variety of uses. There is further access to the fields from the lane. A rare opportunity to acquire a beautiful and private part of the countryside with unrivalled views.

Approximate Area = 381.8 sq m / 4110 sq ft (Including Garage / Eaves)
Including Limited Use Area (38.7 sq m / 416 sq ft)



Ground Floor



First Floor

I Directions to GU33 7EU

From Petersfield head towards Liphook and go up the B2070 (the old A3) and at the top of the hill you will come to Hill Brow and you will see The Jolly Drover pub on the right. Turn left here and at the bottom of the hill in the centre of Liss take the first right and then immediately right again into Rake Road. After about ½ mile turn right into Huntsbottom Lane. Follow the lane up past The Riding on the left and carry straight on for about 100 yards where you will see the driveway for Hunts Fields on your left.



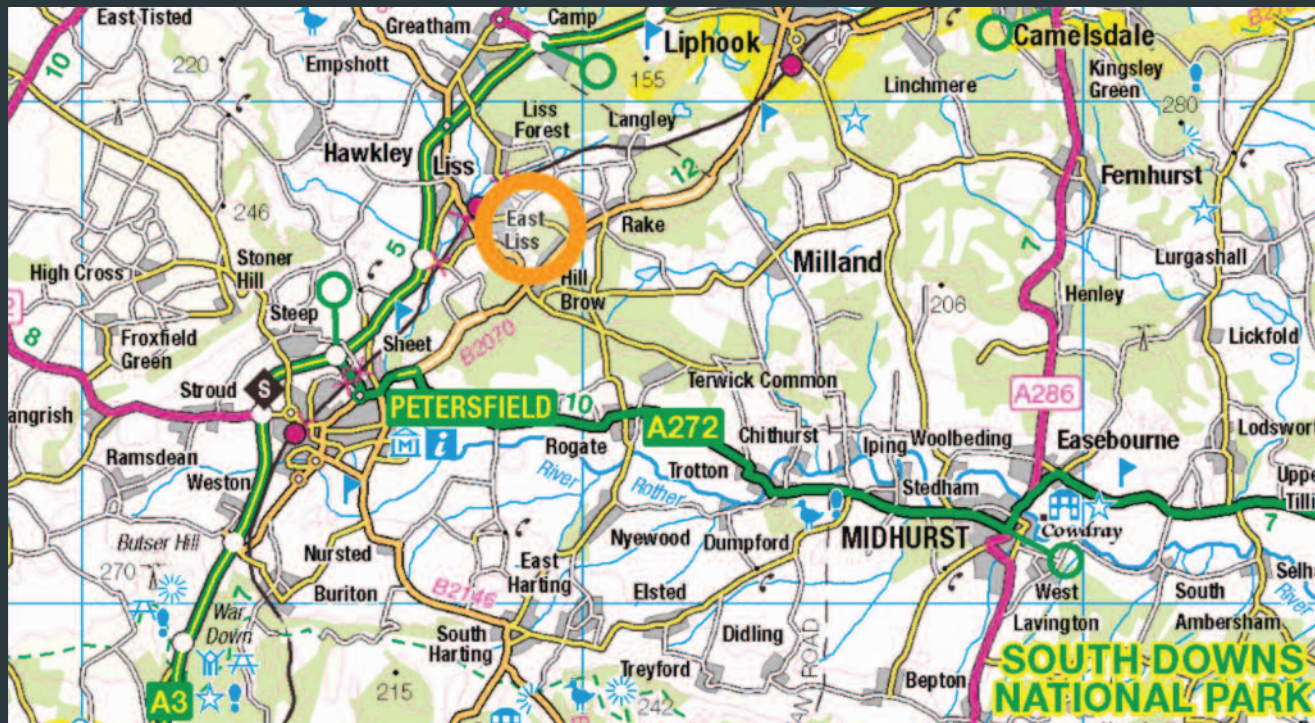
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Details and photographs dated May 2022.

Viewing strictly by appointment



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Services: Mains gas, electricity and water. Private drainage.

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

Council Tax: Band G. EPC: C76.

Agents Note: The house is fitted with a solar hot water system and an array of PV panels. The latter were updated in 2016 and the Feed in Tariff which is guaranteed until 2036 produces income of over £1,400 per year. The swimming pool was relined a few years ago and fitted with a new solar cover this year. It has a separate nearly new gas boiler for heating which is rarely used. The two storey extension received Planning Regulation Approval in Summer 2001.

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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