



**Squirrels**

LANGLEY | LISS | GU33 7JL

Ian Judd  
& Partners 

**Wilson | Hill**



**LOT 1:** 4 Bedrooms | 2 Bathrooms (1 En Suite) | Hall | L Shaped Sitting/Dining Room | Study/Bedroom 4 | Kitchen | Larder | Cloakroom Integral Garage & Store  
Original Swimming Pool | Several Greenhouses & Stores | Garden and Grounds of about 5.13 acres (2.076 ha) | Shared Ownership of another 5.09 acres (2.059 ha)

**LOT 2:** Mixed Amenity Woodland | Paddocks | In all about 58.53 acres (23.686 ha)

Liss 2.8 miles, Petersfield 6.2 miles, Liphook 4.1 miles, Haslemere 8.4 miles, Guildford 21.8 miles, London 52.1 miles. A3 4.2 miles, Mainline Stations at Liss, Liphook & Haslemere











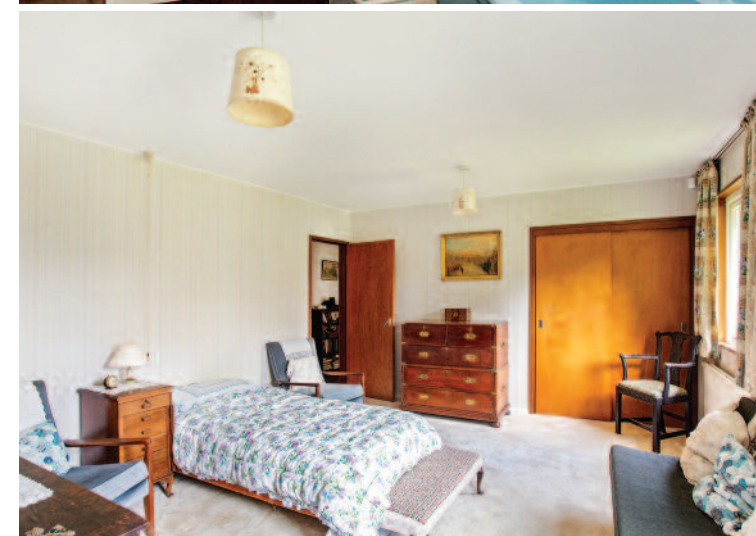
### **| The Property – Lot 1**

Squirrels is a privately positioned bungalow with potential to modernise, extend or replace (subject to necessary planning consents) in garden and grounds of some 5 acres with a further 58 acres of broadleaf woodland and pasture available separately. The property will appeal to any nature or wildlife enthusiast and scope for those with equestrian interests given direct access to an adjoining bridlepath and adjacent to Chapel Common and Weavers Down with their miles of natural heathland paths. The additional parcel of woodland and grazing also provides a unique opportunity to retain absolute control of some 63 acres in total.

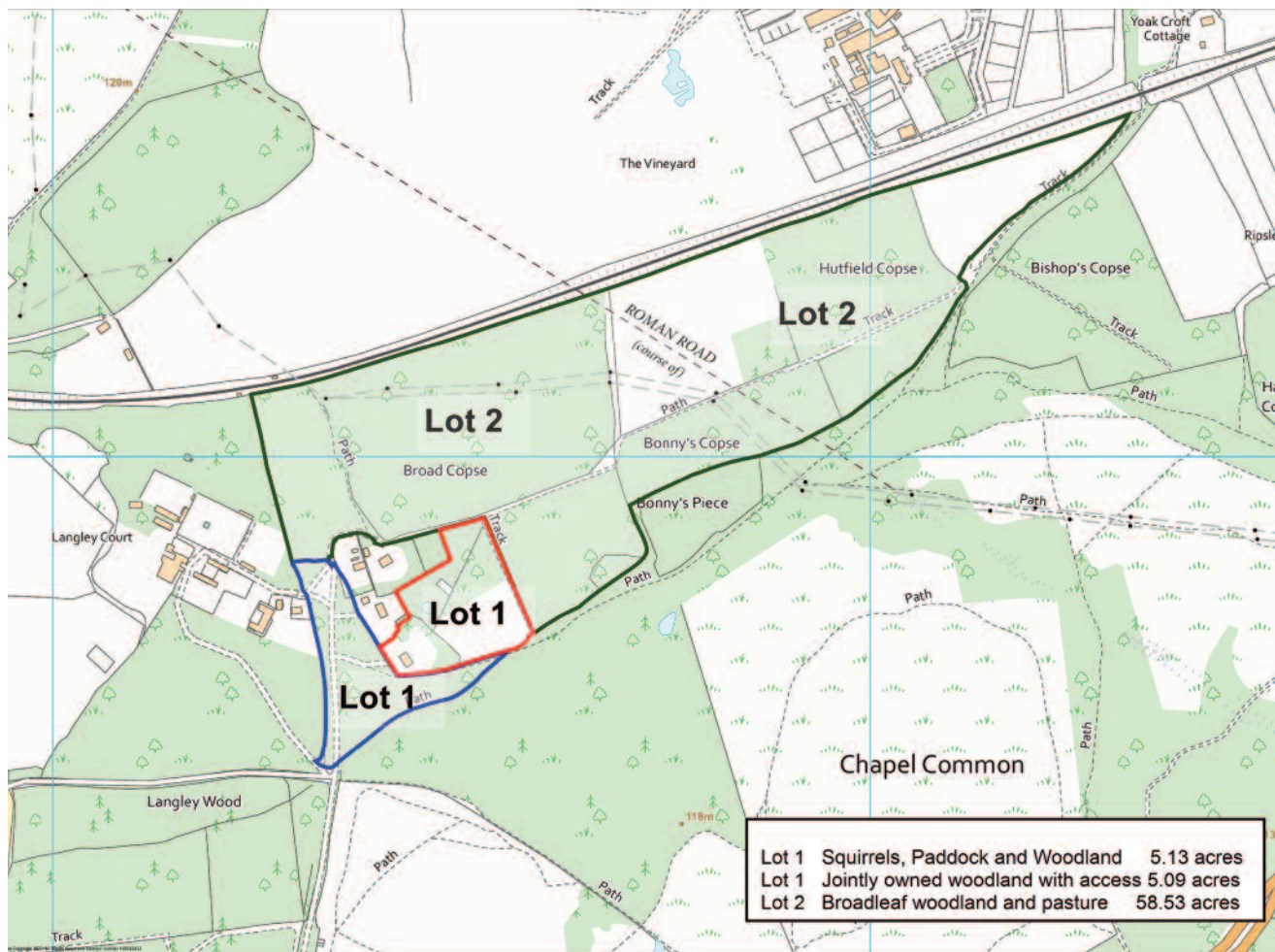
### **| Outside**

A five bar gate opens into a short area of gravelled drive with a path to the front door. The garden is a natural wildlife haven mainly around the rear of the property with lawned areas, a disused swimming pool, several banks of rhododendrons, shrubs and trees which provide a private sheltered environment.

A gate opens from the garden into a large rear paddock which also adjoins an outer area of ground with wildlife pond. Another gate opens from the paddock onto the adjoining Chapel Common. In all the garden, paddock and boundary woodland extends to about 5.13 acres and provides a fantastic outdoor space for children to free range and enjoy.







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## I The Land - Lot 2

**Mixed Amenity Woodland and Pasture Land**  
58.53 acres (23.68 ha).

This private and secluded block of land comprises about 45.34 acres of mixed amenity woodland together with some 13.19 acres of currently unmanaged pasture land.

The land lies to the north and east of Squirrels and is accessed either directly from the garden and paddock or from Chapel Common – excellent for walking, bicycling and riding – or through the land jointly owned with three adjoining residential properties providing

access for all purposes including farm machinery and equipment, woodland management and nature conservation.

All of the land is registered with the Rural Payments Agency and the pasture is eligible for support payments through the Basic Payment Scheme (BPS); all such entitlements will be passed on to the purchaser without additional charge.

The northern boundary of the land is formed by the railway and the southern boundary by Chapel Common an SSSI which together offer all the protection needed from unwanted development.

The woodland is classed as mainly Broad-leaved High Forest and comprises three distinct woodland parcels including Broad Copse, Bonny's Copse and Hutfield Copse and is included within a 10-year Woodland Management Plan through to February 2031; tree species include Birch, Beech, Ash, Oak, Hornbeam, Larch, Spruce and Bishop's Pine all of which do well on these free-draining sandy and loamy soils. The course of a Roman Road that crosses the land can be identified in the pasture field and Bonny's Copse.

This secluded and secure block of land lends itself ideally to a wide variety of alternative uses (some subject to planning) including equestrian and cross-country, nursery, small-holding, rewilding, amenity and wildlife habitat and bio-diversity enhancement, recreational uses and occasional glamping and camping.

Lot 1 and Lot 2 combined extends to just over 63 acres (25.5 ha).



Lot 2



Lot 2



Lot 2



## Location

Squirrels is situated within the South Downs National Park and is part of a secluded small rural hamlet approached via a series of ancient country lanes and tracks adjoining an untouched landscape of Chapel Common and Weavers Down. It is a unique rural position with neighbouring houses for comfort, yet remarkably convenient for Liphook with its wide

range of local shopping facilities and station on the Waterloo/Portsmouth line. More comprehensive facilities are available in either Haslemere or Petersfield and there is a fast train to London from Haslemere. There is a superb choice of both state and private schools in the area including Churcher's, Highfield, Bedales, Bohunt School and Sixth Form College at

Liphook. The area is noted for its natural beauty with miles of walks or riding from the doorstep over the surrounding countryside with a good network of footpaths/bridleways or cycling along the local lanes. The Serpents Trail, West Sussex Border Path and Shipwrights Way are all within easy reach. An outdoor family paradise where anyone can free range for miles.





## I Directions to GU33 7JL

From Petersfield take the B2070 to Rake and continue through the village past the garden centre and just beyond the car sales and school building, turn left (before the de-restriction sign) into a narrow lane and follow the lane passing through a slight bend and take the first tarmac turning on the right, passing through the woods and at the T junction turn left, take the drive with the green signed (marked Squirrels) and carry on for 100m or so taking the first gravel drive on your right. Squirrels which will be found at the top in the woods on your left.



<https://w3w.co/attention.snapper.richer>

**Services:** Mains water and electricity, private drainage, Oil fired boiler providing hot water and heating via radiators. .

**Council:** Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk) Tel: 01243 785166

**Council Tax:** Band F

**EPC:** E45

Details May 2022 and photographs dated October 2021

Viewing strictly by appointment



## Agents Note:

- Taxation – After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll over Capital Gains into the proportion of the purchase price attributable to the value of the underlying land.
- Whilst there are adjacent public bridleways, there are no public rights which cross the property or woodland.
- There is an area of 5.09 acres of woodland adjacent to the property and Chapel Common which is owned jointly by Squirrels and 3 neighbours. The 25% share will be transferred automatically to the new owners of Squirrels and is included within the sale of Lot 1 at no additional cost. More detail will be provided by the Executors solicitor on sale.
- Whilst the house is located within the West Sussex County boundary, for postal purposes the Royal Mail address records the post town as Liss which is in Hampshire.
- A member of Ian Judd and Partners LLP is an Executor of the Estate.

Wilson Hill and Ian Judd & Partners 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 are shown as a guide only.



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