



Champlers Cottage

HAWKLEY | LISS | HAMPSHIRE | GU33 6NG

Wilson | Hill

5 Bedrooms | 2 Bathrooms (1 En Suite) | Downstairs Shower Room | Hall | Drawing Room | Dining Room | Study | Sunroom | Kitchen / Breakfast Room | Utility Room | Gym
Plant Room | Indoor Swimming Pool | 2 Garages | Tool Shed and Workshop | Extensive Landscaped and Well Stocked Garden of about 1.18 acres (0.48 ha)

Mileages: Petersfield 7 miles, Liss 3 miles, Guildford 24.4 miles, Alton 8.4 miles, London 55.9 miles

A3 3 miles, Stations at Petersfield and Liss







| The Property

Champlers Cottage is a superb link detached period property in an idyllic setting on the edge of the village of Hawkley. Originally two farm cottages dating from the mid 19th century, the house has been extended over the years and now provides L-shaped accommodation for modern day living. The spacious hall has double doors to both the drawing room and the dining room which make a fabulous space for large parties while the kitchen/breakfast room with its generous island, Aga and wood burner is the hub of

the house for everyday living – with the bonus of a sunroom for cosier and quieter moments, as well as a separate larder/wine store. The drawing room is especially attractive with lovely proportions, exposed beams and double French doors onto the south west facing terrace and beautiful garden. An attractive staircase leads from the hall to the first floor landing where the Master Bedroom has an en suite dressing room and bathroom with views over the garden to hills beyond.

Four further bedrooms and a bathroom complete the upstairs accommodation. A useful area with utility room and study lead off the back hallway of the house and from there you enter the original barn. The vendors have refurbished the barn creating a downstairs shower room, gym, boot room, plant room, indoor swimming pool, integrated garages (one having a washroom for easy access from the garden) and they also installed solar panels and in-built solar slates on the roof and a modern alarm system.



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 a very 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. Champlers Cottage is 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. Liss station is nearer and useful 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 Convent.

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 local steep sided wooded hillsides are known as '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

Approached through an electric five bar gate the driveway sweeps up the side of the house to a generous parking area from which a path leads through the pretty garden to the front door. The stunning garden has been landscaped over many years and the level lawn has many well stocked borders, as well as

interesting trees including a spectacular Judas tree, shrubs, a cutting garden and some areas left more wild. Many fruit trees, a walnut tree and a productive vegetable garden allow for endless 'Good Life' possibilities in this peaceful Hampshire haven which backs on to adjoining farmland. In all 1.18 acres (0.48 ha).



Approximate Floor Area = 374.1 sq m / 4027 sq ft

Barn / Workshop = 47.8 sq m / 514 sq ft

Garage / WC = 20.7 sq m / 223 sq ft

Total = 442.6 sq m / 4764 sq ft



I Directions to GU33 6NG

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 2 miles up a steep hill with hairpin bend. Pass the left turn signed to village and Church and 400 yards later turn left at the small crossroads signed Upper Green. Go 50 yards past low bungalows then turn right into no through road. Champlers Cottage is 250 yards down the lane on the left hand side. There is a bell by the electric gate.



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Viewing strictly by appointment



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

Council: East Hampshire District Council,
www.easthants.gov.uk, 01730 2665516

Council Tax: Band H

EPC: D60

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.

Details and photographs dated July 2022

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