



Hawkley Place

HAWKLEY | LISS | GU33 6LX

Wilson | Hill

Principal Bedroom, Dressing Room & Bathroom | 6 Further Bedrooms | 2 Further Shower Rooms and Bathroom | Drawing Room | Dining Room | Sitting Room | Study
Kitchen/Breakfast/Family Room | Reception/Staircase Hall | Entrance Hall | Larder | Utility/Laundry Room | Shower Room 3 | Cloakroom | Wine Cellar | Attic Work Room
3 Bedroom Cottage | Stable Block | Garage & Workshop | Glasshouse & Cold Frames | Heated Swimming Pool | Hard Tennis Court | Partly Walled Vegetable Garden | 3 Small Orchards
Formal Gardens & Grounds & Fenced Paddock in all about 5.58 acres (2.26 hectares)
Mileages: A3 3 miles, Petersfield 5.2 miles, Liss 2.7 miles, Guildford 24 miles, London 55 miles
Main line station with train services to London Waterloo in just over an hour at Petersfield and local station at Liss







The Property

The property is a fine Grade II listed village house, formerly an Elizabethan L shaped farmhouse which was subsequently extended in a major way in 1862 by the renowned Victorian architect, Teulon. The accommodation, so typical of its era, is beautifully proportioned with much architectural detailing, high ceilings and lots of light from the large windows which in turn provide superb views of the adjoining countryside.

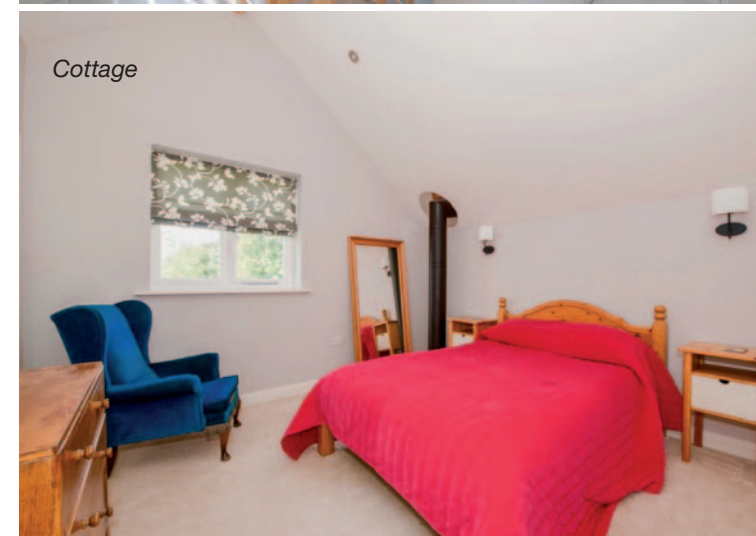
In addition, there is excellent ancillary accommodation in the form of a 3 bedroom Cottage which also has permission for short term holiday lets.



Cottage



Cottage



Location

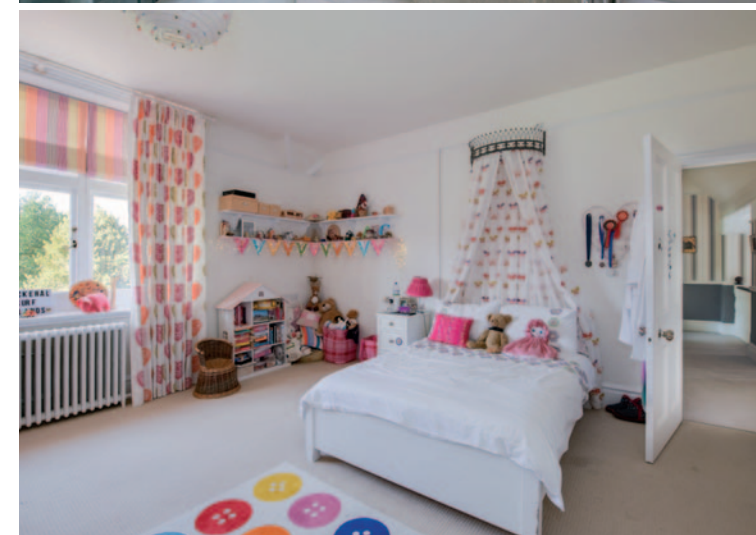
Perfectly situated in a Conservation Area and adjacent to the village green in one of Hampshire's most unspoilt quintessential villages. Far from a 'time warp', there is an active community, wonderful local walks, bridle paths and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. The village has the well regarded Hawkley Inn together with a church, village hall and cricket ground with play area and tennis court.

Petersfield with its comprehensive range of facilities including Waitrose, a regular farmers' market and main line station (4 trains an hour via the Portsmouth Harbour to London Waterloo service) is an easy drive or a more local station at Liss for commuting. Alton also lies within reach to the north. 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 The Alton School.

The village and surrounding farmland is part of an ancient landscape much 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.





Outside

The house is approached off Upper Green through wrought iron automatic gates. In front of the house there is ample parking for several cars and the drive continues to the rear of the property where the original Victorian stables and the cottage are situated. There is a further garage and workshop, a heated swimming pool and hard tennis court.

Also, at the rear of the property, is a large York stone paved area with outdoor pizza oven and a wisteria covered pergola. Ideal for entertaining and easily accessed directly from the kitchen/family room via bifold doors.

The grounds are a special feature which have evolved over the last century. Mature hedges create separate areas facing predominately south and west and take full advantage of the fabulous views to The Hangers.

The gardens are lawned and studded with flowering trees, specimen evergreens, a mass of spring bulbs and banks of flowering shrubs. There is a productive vegetable garden, soft fruit cages, three small orchards and a wildlife pond. Directly to the south is a fenced paddock which has a field shelter and separate vehicular access from Cheesecombe Lane.

The gardens and grounds extend in all to about 5.584 acres (2.26 ha).



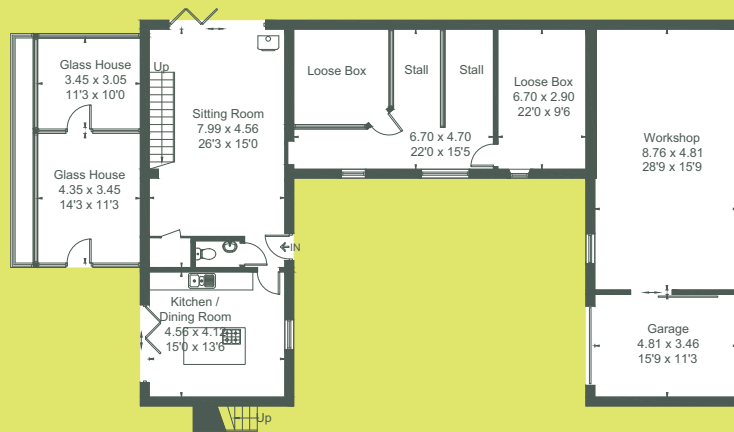
Approximate Floor Area = 594.1 sq m / 6395 sq ft

Cellar = 13.2 sq m / 142 sq ft

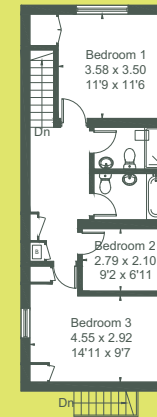
Cottage = 113.4 sq m / 1221 sq ft

Outbuildings = 132.9 sq m / 1430 sq ft

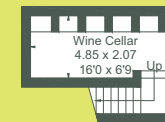
Total = 853.6 sq m / 9188 sq ft



Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)



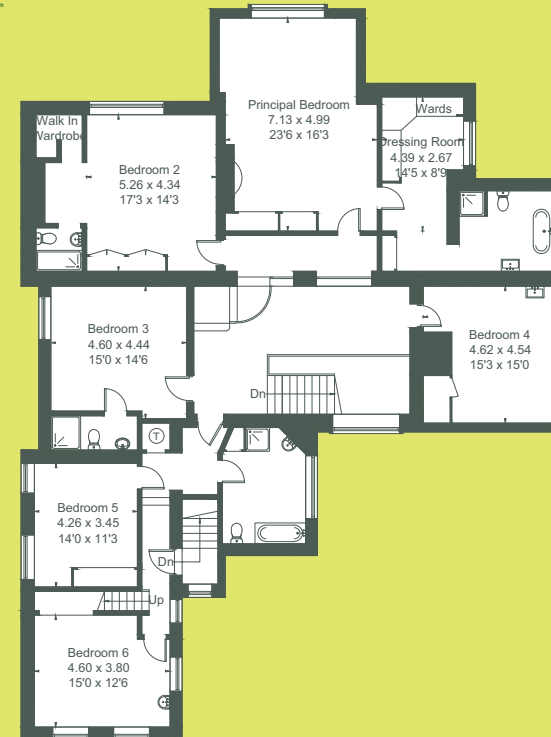
Cottage - First Floor



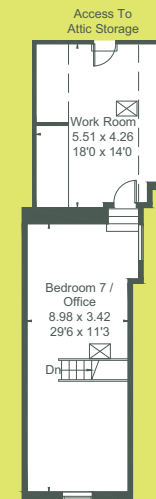
Cellar



Ground Floor



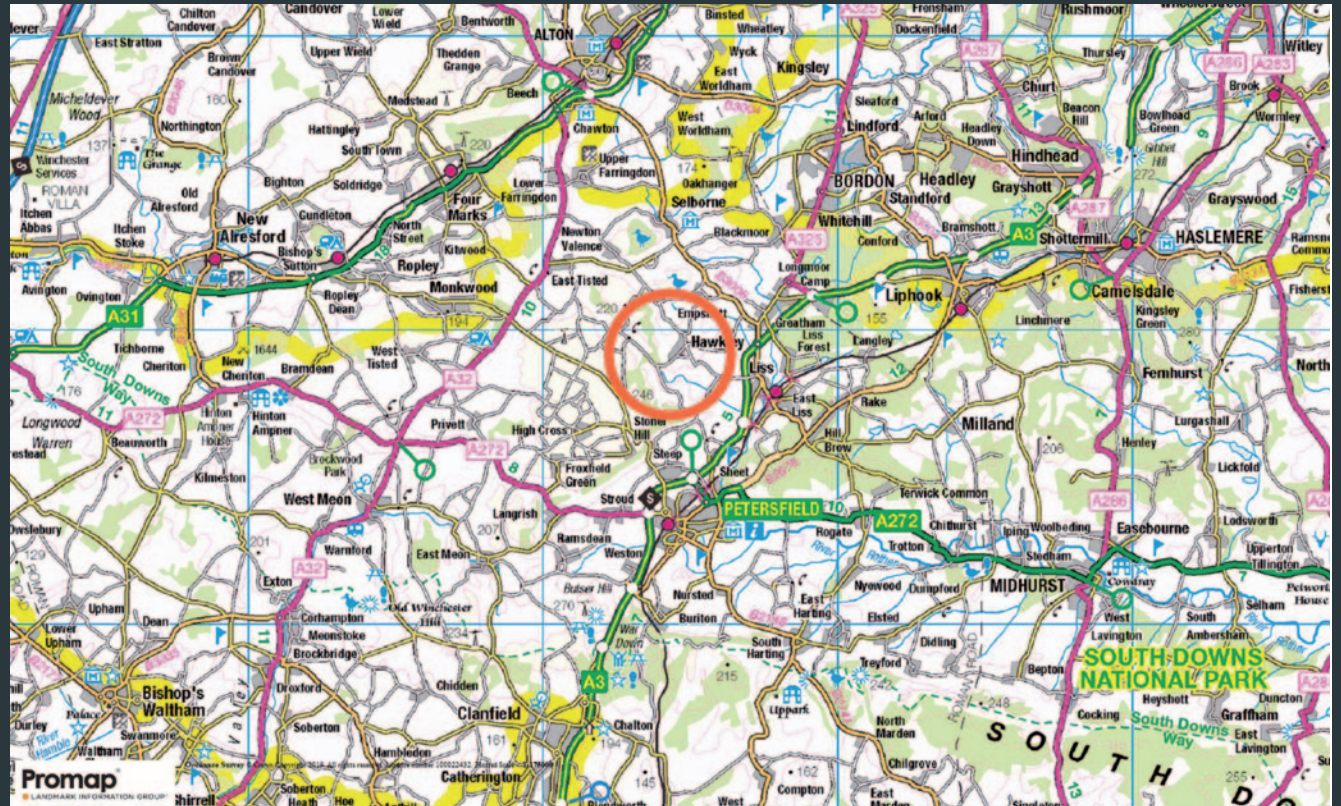
First Floor



Second Floor

I Directions to GU33 6LX

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 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green' into Pockocks Lane. Pass the Hawkley Inn on your right and the gated entrance to the house will be seen on the left hand side at the top of the Green. What 3 Words
///handle.shrubbery.pass



Services: Mains water, electricity. Private drainage.
Oil fired central heating.

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

Council Tax: Band H

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 dated August 2021 and photographs dated January and August 2021

Viewing strictly by appointment

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



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