



Walpole Cottage

SNAILING LANE | HAWKLEY | HAMPSHIRE | GU33 6HQ

Wilson | Hill

4 Bedrooms | Family Bathroom | Shower Room | Entrance Porch | Reception Room | Sitting Room | Family/Dining Room | Play Room | Kitchen | Utility Room | Cloakroom
Parking | Triple Barn Style Garage with Annexe/Office Above & Shower Room | Double Barn Style Garage | Attractive Cottage Gardens
Petersfield Station 6 miles, Guildford 23 miles, Portsmouth 22 miles, Alton 8 miles, Liss 2.4 miles



| The Property

Walpole Cottage is an attractive country cottage, believed to date back to the late 1700s, enjoying a lovely rural position overlooking neighbouring countryside. Offering stylish and well presented accommodation throughout the cottage has been thoughtfully adapted and enlarged over the years and

boasts abundant charm and character. Notable features include an attractive exposed fireplace, bespoke fitted kitchen, lovely timber joinery throughout and a wonderful contemporary family/dining room with extensive glazing giving direct access to the garden and its delightful outlook.





Location

Walpole Cottage enjoys a rural situation with views over neighbouring countryside. Although rural, local amenities are nearby with Liss village 2.4 miles and Selborne 2.8 miles away with their local shops and public houses. 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.



Outside

Walpole Cottage is approached via a private, personal pedestrian gate and separate double gates from the lane opening to a shingled parking area which in turn provides access to the garaging facilities. The garages comprise a detached triple barn style garage with heating – ideally suited for a car collector – an Annexe/Office above and a further, separate barn style double garage. The remainder of the cottage gardens, which envelope the house, are principally laid to lawn with mature hedge borders to the front and side providing a high degree of privacy and a low fence at the rear allowing enjoyment of the neighbouring paddocks, fields and view beyond. In addition, there is a paved patio area for relaxing and outdoor entertaining. In all the gardens and grounds extend to approximately 0.3 acres (0.12 ha).



I Directions to GU33 6HQ

From the Liss/Ham Barn roundabout on the A3 take the exit marked B3006 Selborne. Follow the road for 0.8 miles, turning left into Snailing Lane. Proceed along the lane for 0.3 miles where Walpole Cottage will be found on the right hand side.

 **WHAT3WORDS** ///spaceship.priced.ourselves



Services: Metered mains water and mains electricity. Oil fired boiler providing hot water and heating. Private drainage.

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

Council Tax: Band G. **EPC:** D57.

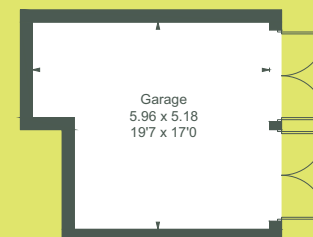
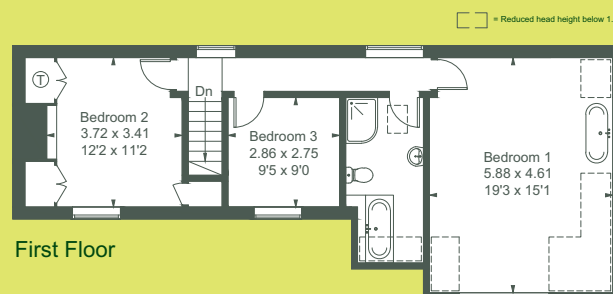
Viewing strictly by appointment.

Approximate Floor Area = 204.10 sq m / 2197 sq ft

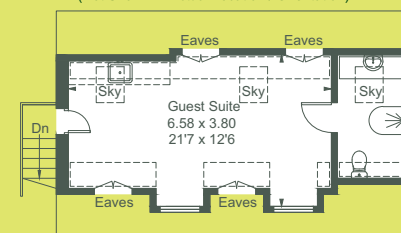
Garage 1 = 71.63 sq m / 771 sq ft

Garage 2 = 27.99 sq m / 301 sq ft

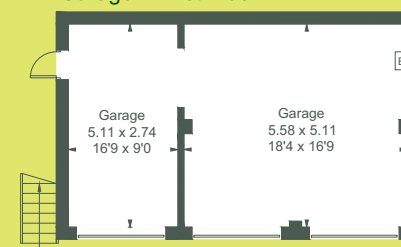
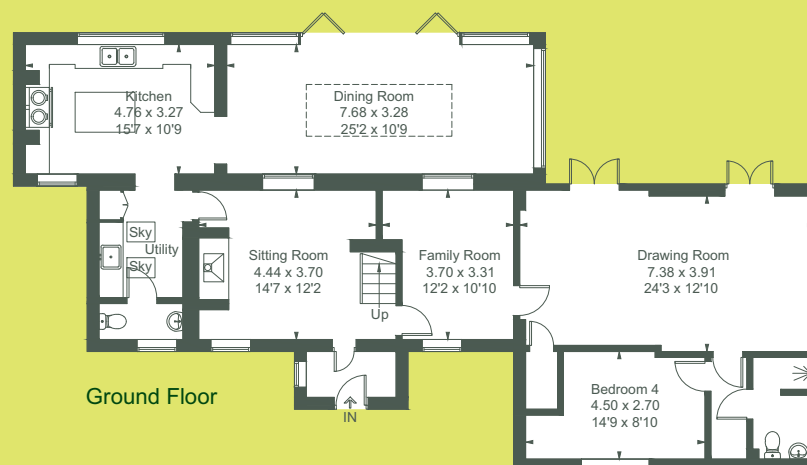
Total = 303.72 sq m / 3269 sq ft



(Not Shown In Actual Location / Orientation)



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Agents Note: The property lies within Hawkleay Parish boundary but for postal purposes it is registered as Greatham, Liss.

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 prepared September 2022

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

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill