



Birchwood House

LONDON ROAD | HILL BROW | HAMPSHIRE | GU33 7QJ

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Shower Room | Three Further Bedrooms | Family Bathroom | Large Entrance Hall | Cloakroom | Sitting Room
Dining Room | Family Room | Kitchen/Breakfast Room | Study | Utility Room | Double Garage | Parking | Private Gardens of about 0.30 Acres (0.12 ha)

Liss 1.3 miles, Petersfield 3.3 miles, Guildford 23 miles, London 54 miles



| The Property

Birchwood House is a lovely individual family home built in 1991, by a local builder. The design provides wonderfully proportioned rooms ideal for entertaining, giving a real feeling of space. The accommodation is made up of two bedroom suites and three further bedrooms and a family bathroom, together with a very

large main sitting room, separate dining room and family room and then a kitchen/breakfast room, a study and a utility room. The house sits in secluded gardens of 0.30 acres and an early appointment to view is strongly recommended.





Location

Hill Brow is a residential area between Liss and Petersfield. There is a pub within walking distance. More local facilities can be found in the village of Liss 1.3 miles away, with a selection of shops, a doctor's surgery and mainline station with train services to London Waterloo. The larger centre of Petersfield is 3.3 miles away and has a comprehensive range of shopping, sporting and leisure facilities and an alternative mainline station. The area is well served by excellent state and private schools; with a popular village school in Liss and secondary school Bohunt at Liphook in the state sector and then Highfield, Churchers College and Bedales to name but a few in the private sector. The house is located in the heart of

the South Downs National Park and in the area there are an extensive network of footpaths and bridleways providing excellent scope for riding and walking.

Outside

A private drive leads to a parking area adjacent to the house and the double garage is located at the end. There is an attractive front garden laid to lawn with some shrub and herbaceous borders and paths lead around the side of the house to the main garden which lies to the side and rear. There is a terrace adjacent to the rear of the house leading to open areas of lawn and a number of trees and shrubs including a lovely large beech tree. The gardens total about 0.30 acres.



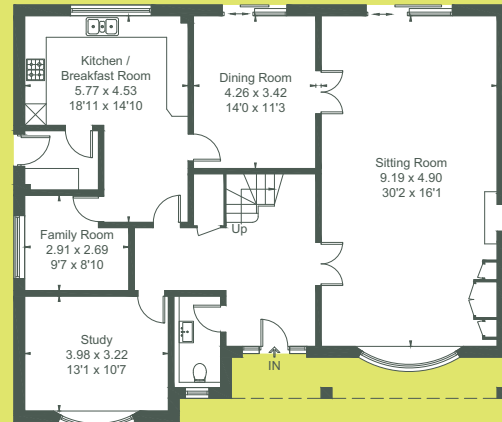
Directions to GU33 7QJ

Follow the A3 south from Guildford and on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first turning on the left towards Midhurst. Go through the village of Sheet and on leaving the village carry straight on up the hill along the B2070 (the old A3). Go up the road for just over a mile and at the end of the second short stretch of dual carriageway carry on until you see the tuning on the left signed Farther Common. Just beyond that, take the next drive on the left and follow the drive round to the right and you will find Birchwood House at the end.

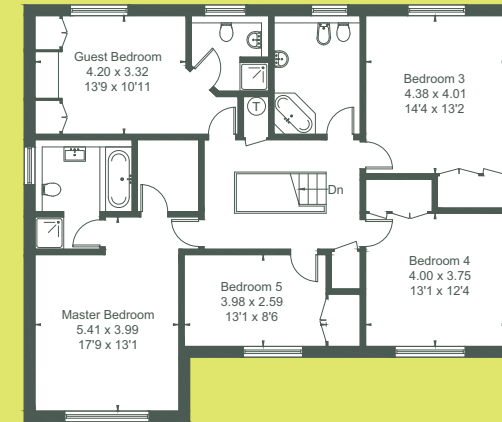


Viewing by Appointment only

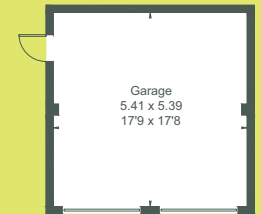
Approximate Area = 260.3 sq m / 2802 sq ft
Garage = 29.1 sq m / 313 sq ft
Total = 289.4 sq m / 3115 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 265469

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

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

Council Tax: Band F. **EPC:** E51.

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 September 2020.

