



## Marchwood Lodge

LONDON ROAD | RAKE | HAMPSHIRE | GU33 7PG

Wilson | Hill



Master Bedroom with Dressing Room and Ensuite Bathroom | 3 Further Bedrooms | Bedroom 5/Study | Shower Room | Bathroom | Large Entrance Hall | Cloakroom with Shower  
Drawing Room | Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Large Attics | Parking | 3 Garages | Garden Store and Greenhouse | Swimming Pool  
Gardens and Grounds of about 4.4 Acres (1.77 ha)

Liss 1.5 miles, Petersfield 4.3 miles, Liphook 4 miles, Guildford 21 miles, London 52 miles











### **| The Property**

Marchwood Lodge is a Victorian country house, extended by our clients in the late 1990's. The accommodation offers bright well proportioned rooms with 5 bedrooms in all, two principle reception rooms, and a further family room. A particular feature are the lovely grounds of 4.4 acres, and consist of a large

formal garden leading to both rewilding and woodland areas. We believe there is potential to enlarge the property if required either by extending it or by converting the extensive attics, subject of course to the normal consents. An early appointment to view is strongly recommended.







## Location

The property is situated in a rural location on the edge of the village of Rake, with its pub, garden centre and village school. 1.5 miles away lies the village of Liss, with an alternative school, station, two doctors surgeries, a pharmacy and shops. For a comprehensive range of facilities, Petersfield is 4.3 miles to the south west and provides an alternative station. Liphook is also within reasonable driving distance.

The area is well served by excellent state and private schools, including Bohunt and Highfield at Liphook, and Bedales and Churchers College at Petersfield. The property is only a few minutes drive from the A3 which provides good road access to the M25 and beyond, together with the south coast, and lies within the heart of the South Downs National Park.







## I Outside

A drive leads via electric gates to a large circular drive area in front of the house and then a spur leads round to the rear to a further parking area and the garaging. In the centre of the drive there is a lovely beech tree and beyond the drive areas are large open areas of lawn with a number of mature trees and shrubs. Below the house is the swimming pool area and then beyond this an area left to nature and on the boundary, there are areas of woodland. The grounds as a whole total about 4.4 acres.



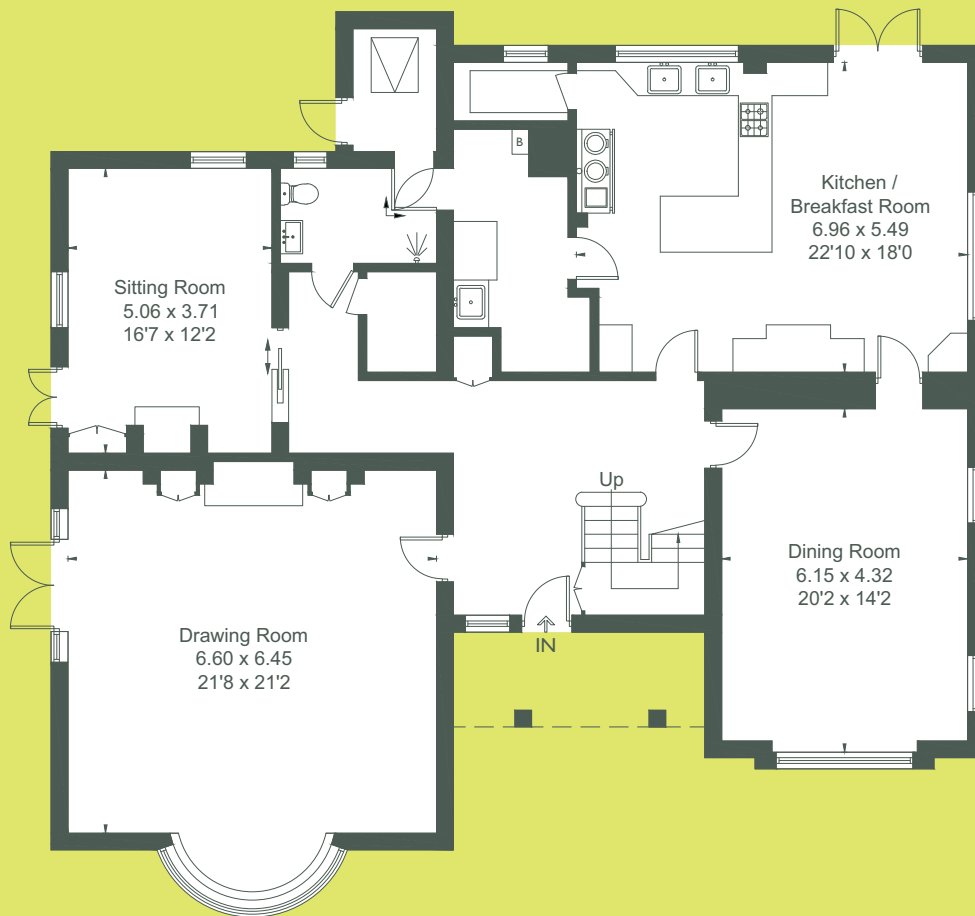


Approximate Area = 342.4 sq m / 3685 sq ft (Excluding Void)


Garage = 35.2 sq m / 379 sq ft

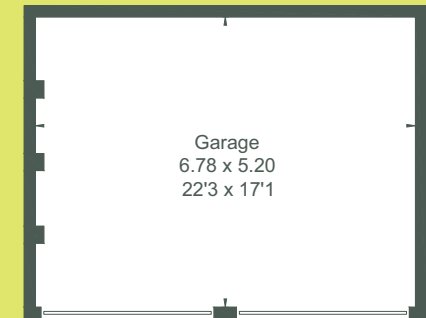
Total = 377.6 sq m / 4064 sq ft

Including Limited Use Area (1.0 sq m / 11 sq ft)

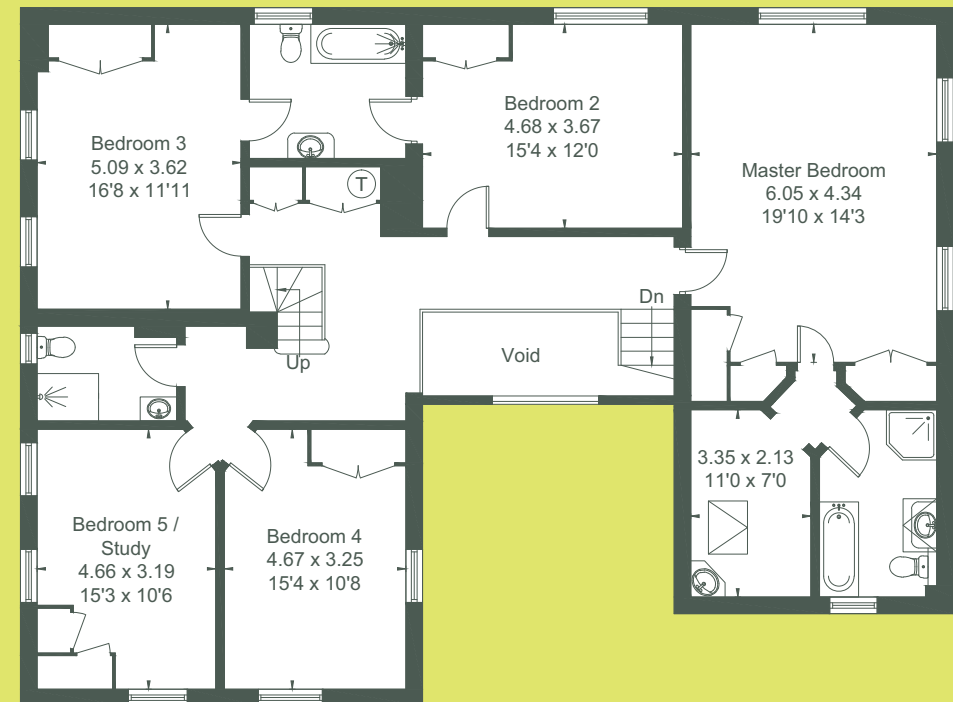


Ground Floor

 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



First Floor



## I Directions to GU33 7PG

Follow the A3 south from Guildford, and approaching Petersfield take the first exit signed A272 to Midhurst. Follow the slip road up to the roundabout and take the first turning left signed Rake (B2070) and Midhurst. Go through the village of Sheet and on leaving the village carry straight on up the hill on the B2070 (the old A3). Proceed for 1.1 miles past The Jolly Drover pub and continue for a further 0.7 miles, where you come to the village sign for Rake. Carry on for about 200 yards and take the third entrance on the left which is marked Marchwood Lodge. Enter through the wooden gates and follow the drive to the right and up to the house.



Viewing strictly by appointment



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**Services:** Mains water, electricity and private drainage.  
There is an oil fired boiler providing hot water and central heating via an underfloor system throughout.

**Council:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band H

**EPC:** E40

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 March 2021. Photographs dated October 2020, March and May 2021.

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