



The Woolshers

FLEXCOMBE LANE | FLEXCOMBE | GU33 6LH

Wilson | Hill

Master Bedroom with En Suite Bathroom | 4 Further Bedrooms, 2 of which have an interconnecting Bathroom | Family Bathroom | Entrance Hall
Cloakroom with adjacent Boot Room | Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility Room

Outbuildings consisting of a former Double Garage currently converted for storage with Two Store Rooms and Two Offices above | Separate Garage Building | Garden Store
Gardens and Grounds of about 1.58 Acres (0.64ha)

Liss 1.5 miles, Petersfield 3.8 miles, Guildford 24 miles, London 55 miles







| The Property

The Woolshers is a very pretty 18th Century cottage extended again in the 19th Century and then finally in more recent times, in a lovely rural setting overlooking fields to The Hangers in the distance. The flexible accommodation is currently laid out with three reception rooms and kitchen/breakfast room, together with five bedrooms including a master bedroom suite and two other bathrooms. Of particular note is the large outbuilding which is made up of a garage, two large

store rooms and two offices above. The house sits in attractive gardens and grounds of about 1.58 acres and is one that has to be viewed to be truly appreciated.

| Location

The Woolshers is set in a lovely rural setting at the end of a no through road and is therefore ideal for those seeking a rural idyll, whilst being conveniently located for facilities.





The nearest centre is Liss which is 1.5 miles away and has a primary school, doctor's surgery, selection of shops and railway station. For a more comprehensive range of shopping, sporting and leisure facilities including a Waitrose, Petersfield is 3.8 miles away and provides an alternative mainline station with train services to London Waterloo in just over one hour. The house is in the heart of the South Downs National Park and the surrounding countryside is crisscrossed by footpaths and bridleways including the South Downs Way and Hangers Way.

You can walk straight out from the bottom of the drive onto this network. There is a fine selection of state and private schools in the area including Bohunt and TPS, Bedales and Churchers College along with Ditcham Park. The house is conveniently located for the A3 which provides access to Guildford the M25 and London to the north and to the South Coast with its creeks and harbours.



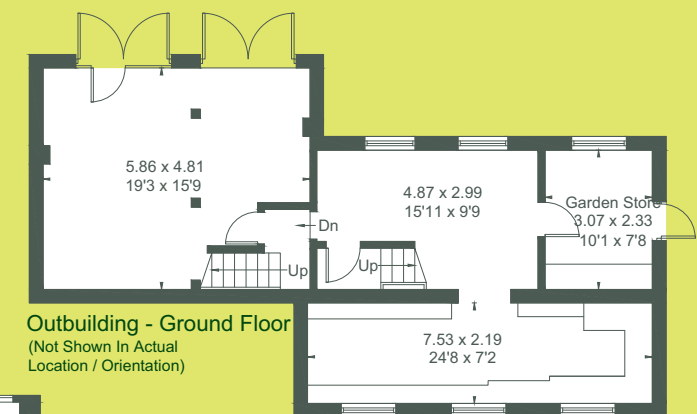
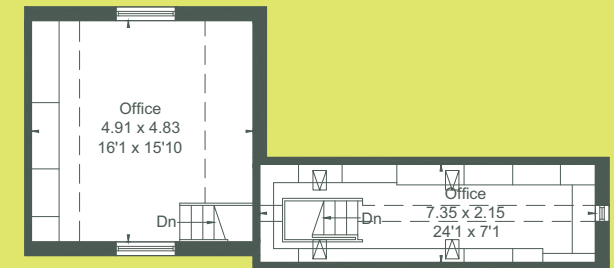
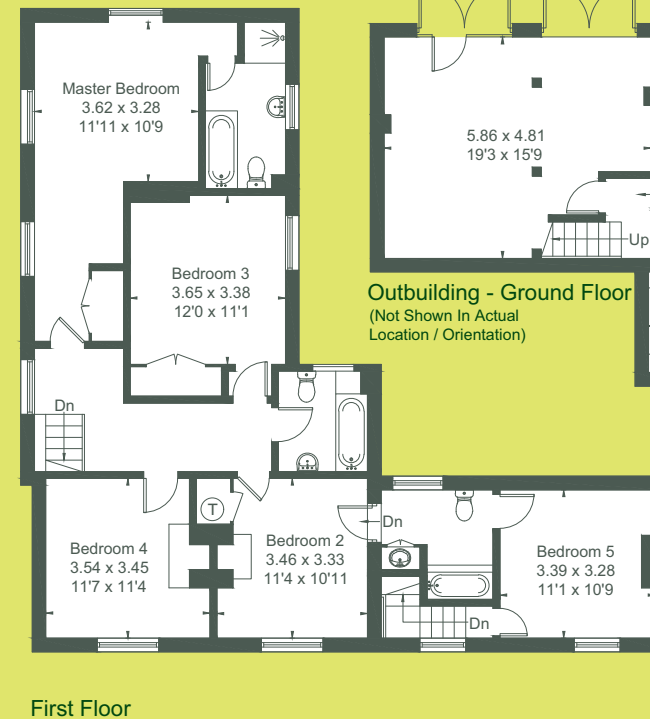


Outside

A long drive leads up to a large parking area adjacent to the house. To one side is the single garage and on the other side is the main outbuilding consisting of offices garaging and stores. Adjacent to the house are formal gardens with a large brick terrace and then beyond that in one corner an orchard. The rest of the land is made up of an area of woodland adjacent to the drive and beyond that an open paddock area. The grounds as a whole total 1.58 acres.



Approximate Area = 241.6 sq m / 2600 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Outbuilding = 110.2 sq m / 1186 sq ft
 Total = 368.2 sq m / 3963 sq ft
 Including Limited Use Area (21.9 sq m / 236 sq ft)



I Directions to GU33 6LH

Follow the A3 south from Guildford, go through the Hindhead tunnel, on past Liphook until you arrive at the Ham Barn roundabout. Proceed straight over and continue along the A3 and after a short distance you come to a junction signed to Liss. Follow the slip road off and at the roundabout take the second exit on the left signed to London and Guildford. Follow the road round back over the A3 as if going to London and having crossed the A3 then take the first turning on the left signed to Flexcombe. Follow the lane for 0.2 miles and just as you come to the end of the tarmac and the entrance to Coldhayes Farm, the entrance to The Woolshers will be found on the right. Follow the long drive up to the house where we will meet you.



Viewing strictly by appointment



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Services: Mains water and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators. There is a separate boiler for the main outbuilding which is currently not functioning.

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

Council Tax: Band G EPC: F34

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.

The details dated August 2020 and photographs dated Summer 2019 and August 2020.

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