



Hampshire Gate

LANGLEY | LISS | HAMPSHIRE | GU33 7JR

Wilson | Hill

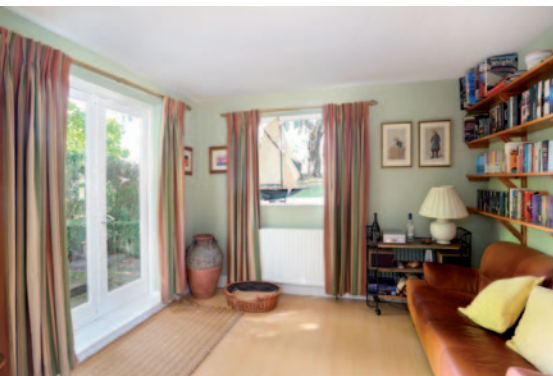
4 Bedrooms | 2 Bathrooms | Sitting Room | Snug | Dining Hall | Study | Kitchen | Cellar | Double Garage | Stores | Garden and Paddock | In all about 1.2 Acres (0.499 ha)

Liss 2.5 miles, Petersfield 6 miles, Haslemere 8.5 miles, Guildford 21 miles, London 52 miles



| The Property

Hampshire Gate is an attractive period house dating we believe from 1840 with more recent additions. It sits on the edge of open countryside at the end of a no through road and the drive entrance in front of the house lies precisely on the boundary between Hampshire and West Sussex, hence the house name. The flexible accommodation includes four bedrooms and two bathrooms together with a good sized sitting room, a dining hall, kitchen and study, along with a cellar. We believe there is potential to enlarge the property by up to 30% under the South Downs National Park rules, subject to obtaining planning permission and further information on this is available by request. The house sits in private gardens and has a paddock as well and the grounds total about 1.2 acres in all. The property will very much appeal to those wishing to live the rural dream and is one that has to be seen to be truly appreciated.





Outside

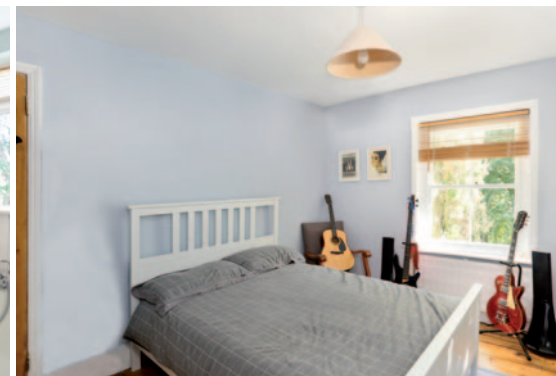
A gravel drive leads up to the side of the property where there is a parking area and adjacent to this is also where the garage is located with a store to one side. The house sits centrally in its garden with a terrace to one side of the house close to the sitting room. There are then open areas of lawn and partially wooded areas with some shrub borders. Attractive views over open countryside and woodland can be enjoyed from much of the house and garden. A gate leads from the garden to the paddock where there is a field shelter and shed and the grounds as a whole total about 1.2 acres.



Location

Hampshire Gate is situated within the South Downs National Park and is part of a secluded small rural hamlet approached via a series of ancient country lanes and tracks and is close to the untouched landscape of Weavers Down. The nearest facilities and mainline stations are at Liphook and Liss, both just a few minutes drive away. More comprehensive facilities are available in either Haslemere or Petersfield and

there is a fast train (under an hour) to London from Haslemere. There is a superb choice of both state and private schools in the area including Churcher's, Highfield, Bedales, Bohunt School and Six Form College at Liphook. The area is noted for its natural beauty with miles of walks from the doorstep over the surrounding countryside with a good network of footpaths/bridleways or cycling along the local lanes.



Directions to GU33 7JR

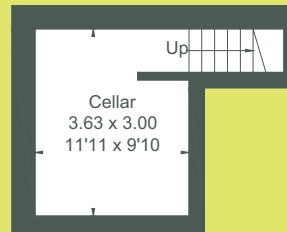
From Petersfield proceed towards Liphook on B2070 and after a few miles you come to the village of Rake. Go through Rake past the garden centre and just beyond that you will see a car sales yard on the left and the village school beyond that, and just beyond the school turn left just before the speed de-restriction sign. Follow this lane along for 0.6 miles where you come to the bridge over the railway. Go over this where the lane turns into a track. Almost immediately you will come to a fork. Bear left here, follow the track along, go past Barnack and along to the end where you will find the entrance to Hampshire Gate. Follow the drive up to the house.



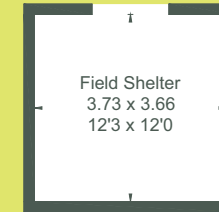
Details and photographs dated August 2020.

Viewing strictly by appointment.

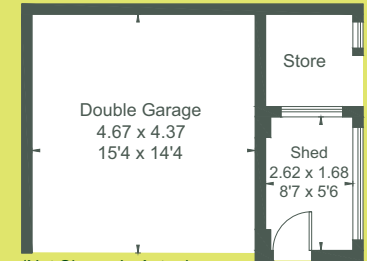
Approximate Floor Area = 140.5 sq m / 1512 sq ft
(Including Cellar / Excluding Carport /
Shed / Store / Field Shelter)



Cellar



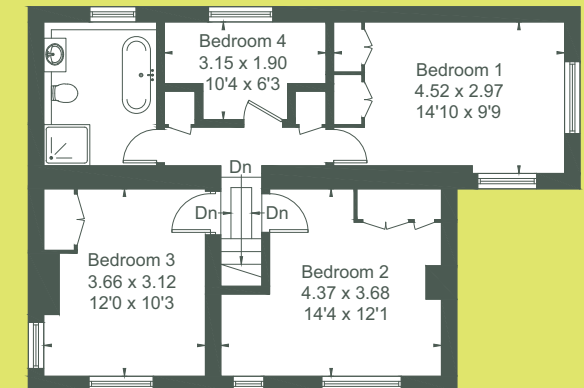
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 261022

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

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

Common Rights: Ancient Commoners rights of estovers (the right to collect dead wood) over the adjoining common land passes with the property. Further information will be provided via our client's solicitor.

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.

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To watch a video tour of
this property, click here



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