



Farewells Farm

HAWKLEY ROAD | HAWKLEY | GU33 6JT

BCM

Wilson | Hill

Main Bedroom with Dressing Area and En Suite Bathroom | 3 Further Double Bedrooms (1 with Washroom and WC and another with Basin | Family Bath/Shower Room | Entrance Hall Drawing Room | Sitting Room/Snug | Conservatory | Kitchen/Breakfast Room | Boot Room | Utility Room | Cloakroom | Guest Annexe – Sitting Room, Scullery, Bedroom & Shower Room Open Fronted Double Garage with Shower Room and Home Office Over | Swimming Pool | Greenhouse | Well Stocked Landscaped Garden with Adjoining Paddocks/Pasture Part of a Wooded Hanger (a designated SSSI) | Extensive Views | Gardens and Grounds in all about 7 acres (2.81 ha) | Within the South Downs National Park Petersfield 4.6 miles, Alton 8.8 miles, Alresford 12.5 miles, Liphook 6.9 miles, Guildford 24 miles, Winchester 19 miles, Liss 2 miles, A3 2 miles Main line station with train services to London Waterloo at Petersfield & local station at Liss. Main line station with train services to London Waterloo at Petersfield & local station at Liss



inglenook fireplace and some vaulted bedrooms upstairs. The house is of a comfortable size with a double length open plan drawing room, a good kitchen/breakfast room leading to a sitting room/snug and conservatory. For country living there is a practical boot room, cloakroom and utility area. Upstairs a main bedroom suite and three further bedrooms of which two have particularly wonderful views and a family bath/shower room. An additional guest annexe in the garden provides overflow space with a sitting room, small scullery, shower room and bedroom.



| The Property

Farewells Farm is a landmark house in a remarkable rural position just to the southeast of the village of Hawkley ring fenced by its own garden and land including pasture and part of an ancient wooded hanger. The house is in an elevated position set back off a country lane and enjoys some spectacular views to the South Downs.

The house is Grade II Listed and described as originally two cottages dating from the mid 18th Century but now one country home with later additions. It has a lovely brick faced classical façade adorned with climbing roses and plenty of character internally from the period heritage, including many fine exposed timbers, an





Location

Hawley is one of Hampshire's most unspoilt quintessential villages, almost where time has stood still, but the village is far from a 'time warp' with an active community, wonderful local walks, bridle paths and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby.

The village has the well regarded Hawley Inn together with a church, village hall (with Montessori school), cricket ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose, a regular farmers' market and main line station (4 trains an hour via the Portsmouth Harbour to London Waterloo service) is an easy drive

or a more local station at Liss for commuting. Alton also lies within reach to the north. The A3 with trunk road connections is within 5 minutes' drive meaning the larger centres of Guildford, Portsmouth (with ferry services) and Winchester via A31/A272 are within reasonable driving distance, as are the creeks and inlets of the South Coast.



There are well regarded state and private schools within the region, including Bedales and Churcher's at Petersfield, Highfield at Liphook and The Alton School.

The village and surrounding farmland are part of an ancient landscape much unaltered over the centuries and now in the heart of the South Downs National Park. The steep sided wooded hillsides are known as the 'Hangers' and are largely beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species.

Farewells Farm is especially well positioned about half a mile out of the village in a secluded position with exceptional views over this remarkable natural landscape.





Outside

The garden has been especially well stocked and established around the house providing structure and colour. A level expanse of lawn with paved terrace in front of the house and commanding views to the South Downs provide a lovely outdoor entertaining space. The swimming pool is discreetly positioned close to the

annexe, also with good views and beyond is a lower area of wilder garden with an ornamental pond with water feature. Within the garden are also fruit beds and a vegetable patch all of which provide an interesting but manageable space for any keen gardener to enjoy. Adjoining the garden are 3 areas of pasture which

interconnect and wrap around the garden to the west and east. This includes a section of the ancient Farewell Hanger which is a designated SSSI and provides an incredible natural habitat. The pasture has in the past been grazed by sheep and there is a useful access point higher up the lane.





Approximate Area = 250.2 sq m / 2693 sq ft
 Outbuildings = 93.2 sq m / 1003 sq ft
 Total = 343.4 sq m / 3696 sq ft (Including Carport)

Directions to GU33 6JT

Follow the A3 south from Liphook and after a few miles you come to the Ham Barn roundabout. Here take the first exit on the left signed to Liss. Follow the road for about half a mile and just beyond The Spread Eagle public house turn right on to the Hawkley Road. Continue on this road for 1.5 miles, as you come uphill, the lane narrows and the entrance to Farewells Farm will be found on your right, if you get to the hairpin bend you have gone too far.

 **WHAT3WORDS** ///flocking.rehearsal.package



Services: House & Annexe – Mains water, mains electricity, oil fired heating, private drainage. Swimming Pool heated by LPG boiler.

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

Council Tax: Band G. **EPC:** F36.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 327962

Agents Note:

- Postal address, our clients know the house as Farewells Farm, Hawkley which lies within the parish. The official postal address is listed as Farewells, Hawkley Road, Liss, GU33 6JT. The office copy title entry describes the house as Fairwells.

Viewing strictly by appointment.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated January 2024.

