



Hawkley, Liss, GU33 6NF

TO LET
£1,100,000



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A light filled 1970's contemporary designed house in this unspoilt Hampshire village.

THE PROPERTY

Oak House is a 1970's contemporary designed home with brick elevations. The house has large windows providing a light interior with an easy ground floor flow, ideal for entertaining, with three good reception rooms, open plan kitchen / breakfast room and is well balanced upstairs by four first floor double bedrooms and two bathrooms, one being en-suite. A large double garage links Oak House to next door (built as a pair) and has a useful upper mezzanine storage area. Overall, a comfortable home next to the church in this much favoured Hampshire village boasting views of the Hangers.

LOCATION

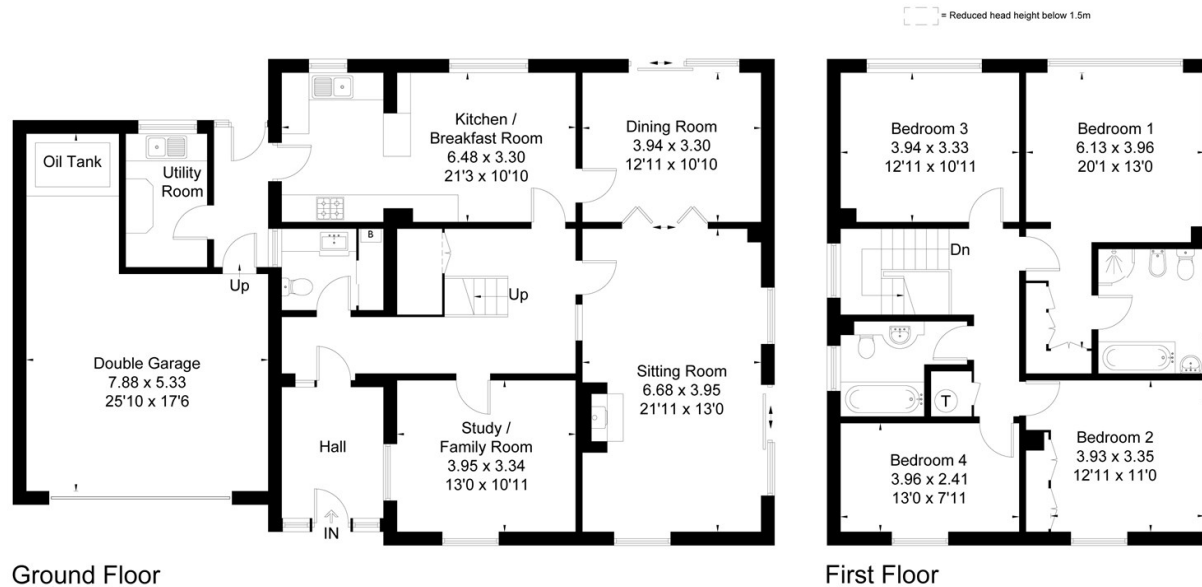
Hawkley is one of Hampshire's most unspoilt quintessential villages, where time has almost passed by, but the village is far from a "time warp" with an active community, wonderful local walks and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. Oak House is positioned in the

heart of the community within walking distance of the village amenities, including the well regarded Hawkley Inn, church, village hall (with Montessori school), cricket ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose and main line station is an easy drive or there is more local shopping and a station at Liss. 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 Alton Convent.

The village is part of an ancient landscape virtually 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



Approximate Floor Area = 236.1 sq m / 2541 sq ft (Including Double Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63997

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

WINCHESTER

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ISLE OF WIGHT

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Newbury, Berkshire RG20 7LY
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woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species.

OUTSIDE

A right of way over the neighbour's drive gives access to a parking area in front of the house and double garage to one side. A side gate leads to a private terrace and then on to the rear garden. The generous garden is mainly laid to lawn with several stocked beds, handy garden shed, mature boundary planting and a terrace ideal for entertaining. In all approx. 0.3 of an acre (0.13ha).

AGENTS NOTE:

- Broadband: Superfast fibre broadband available
- Mobile phone: Good coverage
- Rights of Way/Covenants: We understand shared liability for upkeep of a small, designated area of neighbour's drive. Beech House has the right to drain into septic tank with ancillary rights for inspection/maintenance and fair proportion of the cost. Vendors solicitors will deal with more detailed legal enquiries at the pre-contract enquiry stage. A copy of the registered title entry is available on request.