



THE OLD POST OFFICE

Hawley, Hampshire, GU33 6LU

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Hawkey, Hampshire,
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A fantastic five bedroom detached home in the heart of the picturesque village of Hawkey with views of the village green and Hawkey Hangers

Accommodation

Five Bedrooms | Three Reception Rooms

Two Bathrooms (one ensuite)

Double garage with storage above, summer house and shed

Situated within the South Downs National Park

In all approx. 0.2 of an acre (0.08 ha)

Petersfield (and mainline station) 6 miles

Alton 8.5 miles | Winchester 19 miles

Guildford 24 miles | London 51 miles

(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



THE OLD POST OFFICE

A charming family home on the village green in the heart of picturesque Hawkley, offering delightful views over the village green and Hawkley Hangers. Formerly the village Post Office, this thoughtfully extended property blends character with modern comfort, providing versatile living spaces ideal for both family life and entertaining.

On the ground floor, a well-appointed kitchen flows into a welcoming snug – perfect for casual gatherings or family living. The spacious sitting room with log burner leads into a well-proportioned dining room with plenty of natural light, boasting bifold doors opening onto a lovely sun-filled terrace and the pretty garden beyond. There is also a convenient ground-floor bedroom with an en-suite WC, a utility room, and a separate cloakroom.

Upstairs, there are four generously sized double bedrooms, two with character fireplaces, and including a master suite with an en-suite shower room. A roomy family bathroom completes the first-floor accommodation.

At the rear of the property, a private driveway leads to ample parking space in front of the large double garage, which offers additional storage space above, and a lean-to/log store attached. The beautifully landscaped garden features well-stocked flower beds, two large lawns, and several inviting outdoor spaces for entertaining. A terrace at the rear of the house is accessible from the dining room, while a sun terrace by the summer house and a terraced pergola take full advantage of the south-westerly aspect. There's also a practical garden shed for additional storage.

SITUATION

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. The Old Post Office 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),

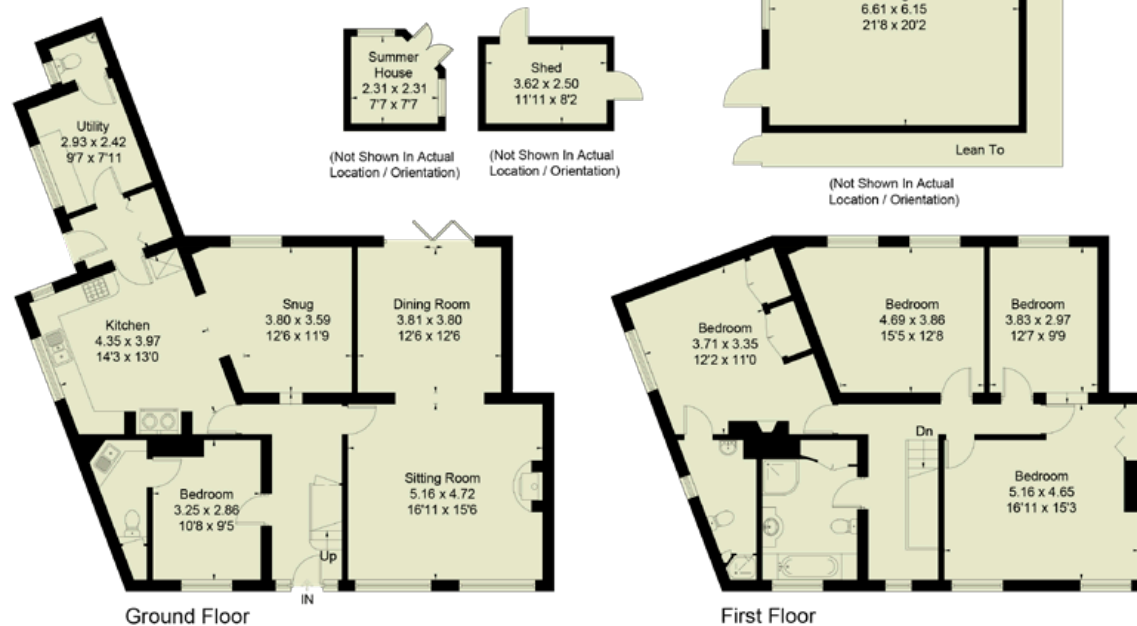


cricket ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose and main line station is an easy drive or there is more local shopping and a station at Liss. The A3 with trunk road connection is within 5 minutes' drive meaning the larger centres 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 Churcho's College 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 woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species.



Approximate Floor Area
 Main House = 216.9 sq m / 2335 sq ft
 Outbuildings = 45.4 sq m / 489 sq ft
 Total = 262.3 sq m / 2824 sq ft
 Not to scale. For identification purposes only.



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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, oil fired central heating and private drainage (septic tank).

Broadband availability

Ultrafast broadband available (Ofcom).

Mobile/Internet Coverage

Limited coverage.

Tenure

Freehold with vacant possession.

EPC Rating

D (59)

Local Authority

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

Council Tax

Band: G

Construction

Brick

What3Words

///jungle.firework.puncture

Directions to GU33 6LU

From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the third

exit signed to Liss B3006 (coming from London this is the first exit). Proceed into Liss and then turn right just after The Spread Eagle public house on to Hawkley Road. Follow this road for 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green'. Continue on passing The Hawkley Inn on your right and continue on with the village green to your right. Turn left on to The Hollow and The Old Post Office is almost directly in front of you. Go past the house and take the first right. You will see the garage and drive almost immediately on your right.

Viewings

By appointment with BCM LLP only.

Selling Agent

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NB: Details and photographs dated February 2025.

Petersfield

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