Hewshott Farm

Hewshott Lane, Liphook, Hampshire

STRUTT & PARKER

BNP PARIBAS GROUP

A substantial and charming detached property including stables and paddock, set in approximately 5 acres

The property features four well-proportioned reception rooms with wooden flooring and attractive decor, as well as an open-plan kitchen/breakfast room with a lovely outlook over the paddock.

- **4 RECEPTION ROOMS**
- **6 BEDROOMS**
- **6 BATHROOMS**
- **GARAGING**
- **5 ACRES**
- **FREEHOLD**
- **RURAL**
- **4,333 SQ FT**
- **GUIDE PRICE £1,995,000**

The property

From the welcoming reception hall, with Indian slate flooring, the versatile accommodation has a natural flow. The light and airy dual aspect drawing room is a real feature of the house with an open fireplace, south-facing bi-fold doors and French doors opening onto the terrace. Double doors lead through to the dining room with an open fireplace and brick surround. Further reception space is provided by a comfortable sitting room and separate library. At the heart of the home is the superb kitchen/breakfast room with bespoke Neptune kitchen featuring a central island with breakfast bar, polished granite worktops, integrated appliances, AGA, walk-in larder and space for a seating area.

The principal bedroom enjoys beautiful views over the garden and valley beyond, and benefits from a large en suite bathroom with separate shower and fitted storage. There are five further double bedrooms, two with built-in storage and five further bath/shower rooms (four en suite).

Outside

Hewshott Farm is approached via an electric gate, and the driveway provides ample parking and turning for several cars and leads to the detached oak-barn style garage with electric car port and room above.

The beautifully kept and secluded gardens are a real feature of the property and are divided into two main areas. The south facing formal gardens to the rear are mainly laid to lawn with mature specimen trees, shrubs and a detached garden studio with underfloor heating, power and light.

A large sun terrace runs across the rear of the house and can be accessed from the drawing room, providing superb outdoor entertaining space. The detached stables are located within easy reach of the parking and paddocks which total approximately 4 acres.

Locaion

Hewshott Farm is set in a peaceful location 1.5 miles from the Hampshire village of Liphook. The village provides plenty of local amenities and including a large Sainsbury's, local shops, cafés, restaurants and a mainline station offering direct services to London Waterloo. The property is surrounded by National Trust and common land providing wonderful walking and riding and just 0.7 miles from The Prince of Wales public house.

Haslemere town is about 3 miles away, providing a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes.

The A3 London to Portsmouth road can be accessed at Liphook and Hindhead providing access through the Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast.

Distances

- Liphook 1.5 miles
- Haslemere 3.5 miles
- London 48 miles

Nearby Stations

- Liphook
- Haslemere

Key Locations

- National Trust Woolbeding Countryside
- Hollycombe Steam in the Country
- Devil's Punch Bowl
- Petworth House
- Cowdray & Liphook Golf Clubs

Nearby Schools

- St Ives
- Amesbury
- Highfield
- Brookham
- Charterhouse
- Frensham Heights
- Churcher's College
- Bedales

The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

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Floorplans

House internal area 4,333 sq ft (403 sq m)
Garage internal area 377 sq ft (35 sq m)
Carport internal area 327 sq ft (30 sq m)
Boiler Room internal area 31 sq ft (3 sq m)
Stables internal area 554 sq ft (51 sq m)
Garden Studio internal area 97 sq ft (9 sq m)
Balcony external area 102 sq ft (10 sq m)
For identification purposes only.

Directions

GU30 7SU
what3words: ///coverings.protest.recovery

General

Local Authority: East Hampshire District Council

Services: Mains water and electricity. Private drainage which we believe complies with the current regulations. Oil fired central heating.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: G

EPC Rating: D

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