



High Firs Cottage, Hatch Lane, Liss, Hampshire GU33 7NJ
POA Freehold

CLARKE  GAMMON
1919

HIGH FIRS COTTAGE HATCH LANE LISS HAMPSHIRE GU33 7NJ

POA Freehold

With origins in the 1890's a superbly situated country house in a peaceful rural location and offering scope to modernise, improve and extend (subject to planning).

On the market for the first time since 1984 High Firs Cottage is an intriguing, detached house set in this rural location with grounds extending to just over four acres. The property is in need of updating and modernising but currently offers well balanced accommodation; the ground floor features a kitchen/breakfast room with oil fired Aga. In addition there are three reception rooms, one of which can be utilised as a study or fifth bedroom and en-suite. Upstairs, there are four double bedrooms and a family bathroom and from many rooms there are lovely views over the grounds towards neighbouring paddocks.

Externally there are three main areas of grounds, the first being a formal area of lawn with in/out driveway and parking. There are further areas of tree studded lawns with a large wooden deck adjoining the property, some well stocked beds and borders and seasonal bluebells. This area of garden leads to a bluebell wood, whilst to the other side of the driveway there is a two-acre area of woodland. There is an established vegetable/fruit garden with fruit cage, greenhouse and an array of outbuildings providing sheds, log store and double garage/storeroom. Off the driveway, there is a further detached double garage with a workshop to the rear and an exterior staircase leading to a loft room with adjoining cloakroom. The grounds are a delightful feature of the property extending to just over four acres and offering delightful country views.

NO ONWARD CHAIN.

- Peaceful tucked away location
- Scope to extend and improve
- Gardens and woodland extending to just over four acres
- Outbuildings
- High ceilings
- Four/five bedrooms
- Two/three reception rooms
- Large kitchen/breakfast room
- Country views
- Character home

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Local Authority: East Hampshire District Council, Tax Band G

Services: Oil fired central heating, private drainage, mains water and electricity.









SITUATION

Hatch Lane is a well-regarded location situated between the village of Rake and Hill Brow . There are a fine selection of country and family homes within the vicinity with delightful walking countryside nearby. Set in an elevated semi rural location which is ideally placed for the nearby market town of Petersfield. Even closer lies Liss which provides day-to-day facilities including local shops, doctors' surgery and mainline railway station. More

comprehensive facilities and schools can be found in Petersfield as well as Liphook, Midhurst, Alton and Haslemere. The property is set within the South Downs National Park which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities and picturesque villages. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray, as well as good access to the well-regarded Churcher's and Bedale's schools and Rake.



DIRECTIONS

From Liphook proceed out of the village along the B2070 proceeding through the village of Rake and after a short distance turn right in Hatch Lane. Proceed for about a third of a mile where a driveway will be found on the right, after a short distance the property will be found on the left.

Liss mainline station – 1.3 miles
 Petersfield Town Centre – 4 miles
 Liphook – 4.5 miles
 Haslemere – 9 miles
 Guildford – 24 miles
 M25 Wisley Junction – 30 miles
 London – 52 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

High Firs Cottage, Hatch Lane, Liss

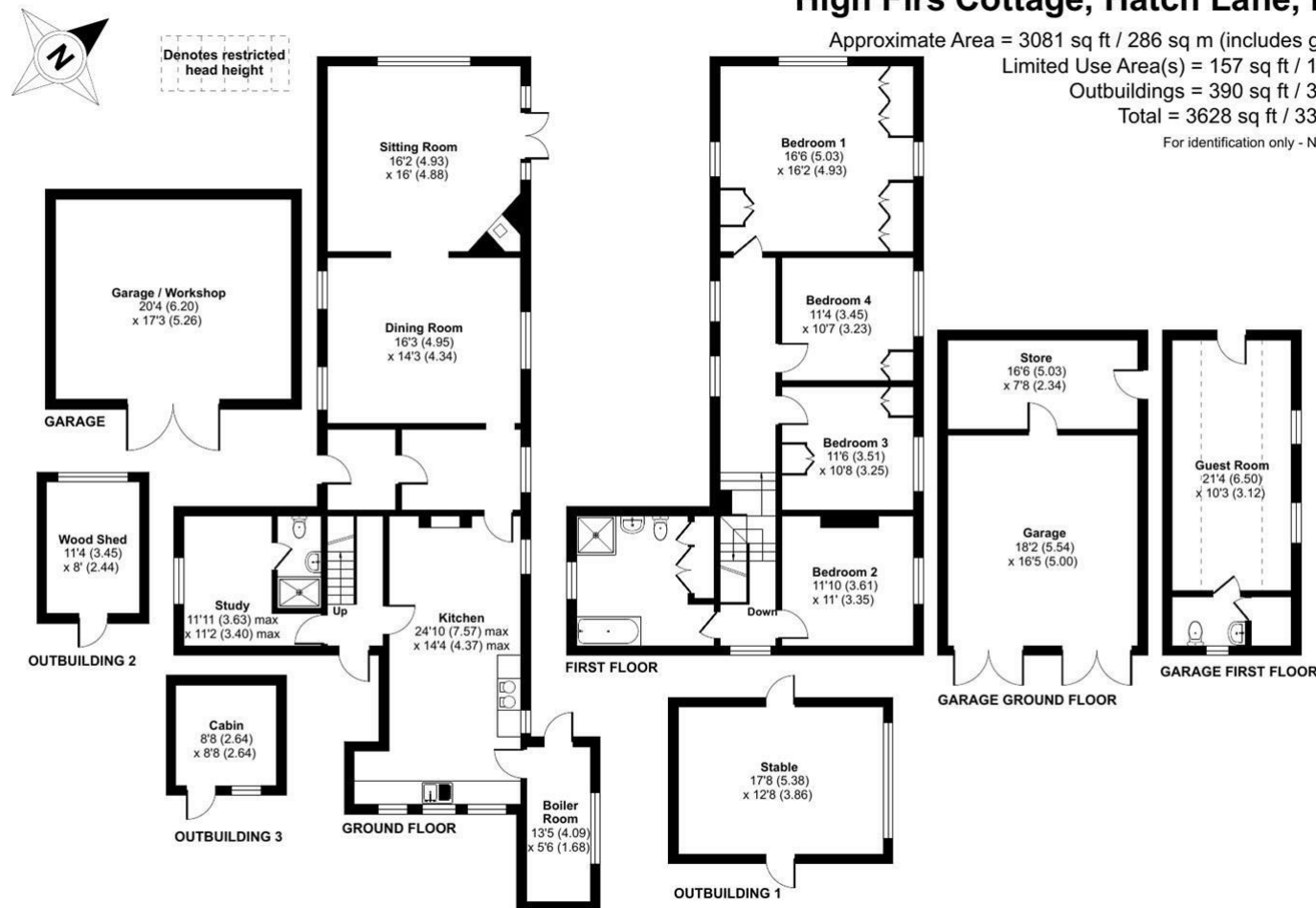
Approximate Area = 3081 sq ft / 286 sq m (includes garage)

Limited Use Area(s) = 157 sq ft / 15 sq m

Outbuildings = 390 sq ft / 36 sq m

Total = 3628 sq ft / 338 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Clarke Gammon. REF: 839781

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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