



Homewood, London Road, Rake, Hampshire
Price Guide £975,000

Homewood

LONDON ROAD RAKE HAMPSHIRE GU33 7PQ

Price Guide £975,000 Freehold

Enjoying one of the best views in the area, this well designed and adaptable family home sits set back and screened from the road in an elevated location with a far reaching outlook to the rear over the picturesque Milland valley. The accommodation that is bright and sunny and well presented throughout features an L-shaped lounge/dining room with patio and bifold doors out to the rear garden. The kitchen/breakfast room is fitted to a contemporary style with modern cupboards and worktops and integrated Bosch appliances. There is a useful utility room and the ground floor is completed with a double bedroom and well appointed separate bathroom. Upstairs there are three further bedrooms, all enjoying the stunning views, and the master bedroom features a luxuriously appointed en-suite bathroom. There is also a separate family shower room.

At the front of the property a driveway with well stocked and screening borders leads to a double garage and there is parking for numerous vehicles.

A large enclosed area leads to a front terrace and leads to side pathway to the south facing rear garden, a stunning feature of the property with landscaped and extensive sun decks and patios making full advantage of the views. There is a level area of lawn and steps leading down to the hillside area of garden that features shrubs and trees and some light woodland. In total the plot extends to just under half an acre.

Rake is a well-regarded village situated between Liphook and Petersfield in an elevated location with fine views over the Milland Valley . There are a fine selection of country and family homes within the vicinity with delightful walking countryside nearby and in the centre of the village, a pub and garden centre. Within easy reach 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.

- **Superb views**
- **Spacious lounge/dining room**
- **Modern kitchen with Bosch appliances**
- **South facing gardens**
- **0.43 Acre plot**
- **4 Bedrooms**
- **Utility room**
- **3 bathrooms/shower room**
- **Double garage**
- **Extensive sun terraces and patio**

CG LIPHOOK

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Local Authority: Chichester District Council Tax Band F

Services: Mains water and electricity, oil fired central heating, private drainage









SITUATION

Rake is a well-regarded village situated between Liphook and Petersfield in an elevated location with fine views over the Milland Valley. There are a fine selection of country and family homes within the vicinity with delightful walking countryside nearby and in the centre of the village, a pub and garden centre. Within easy reach 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 to the village of Rake passing the garden centre and pub on your right and where the property will be found on the left just past the slip road

4th May 2023

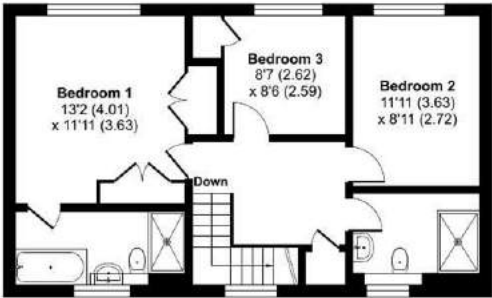
Liss mainline station – 1.5 miles
 Petersfield Town Centre – 4.5 miles
 Liphook – 4 miles
 Haslemere – 9 miles
 Guildford – 24 miles
 M25 Wisley Junction – 30 miles
 London – 52 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Rake, Liss, GU33

Approximate Area = 1843 sq ft / 171.2 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2023. Produced for Clarke Gammon. REF: 977348

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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