



**Thele Knapp Cottage, Petersfield Road, Greatham, Liss,  
Hampshire, GU33 6EU. Guide Price £675,000 Freehold.**

THELE KNAPP COTTAGE PETERSFIELD ROAD  
LISS HAMPSHIRE GU33 6EU

Guide Price £675,000 Freehold.

Established period cottage

Hall & cloakroom

Central dining room with views

Spacious principle bedroom with large ensuite

2 x 2nd floor double bedrooms 1 is an office

Tastefully enlarged and adapted

Double aspect living room with log burner

Quality kitchen with gas Aga and conservatory

2 further 1st floor Double bedrooms & bathroom

Parking for numerous cars and large gardens

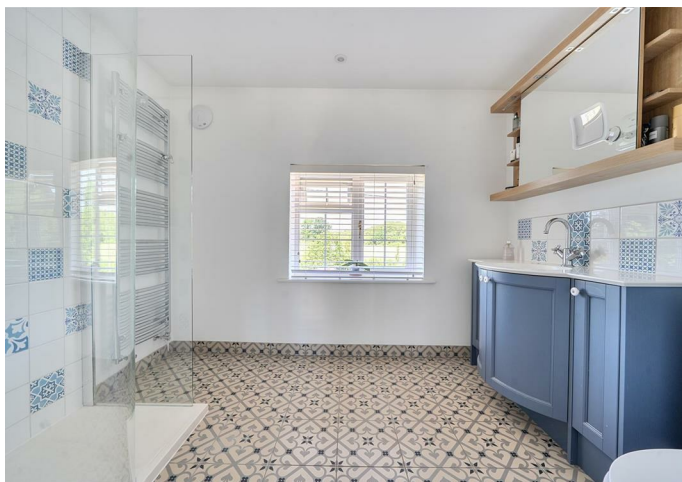
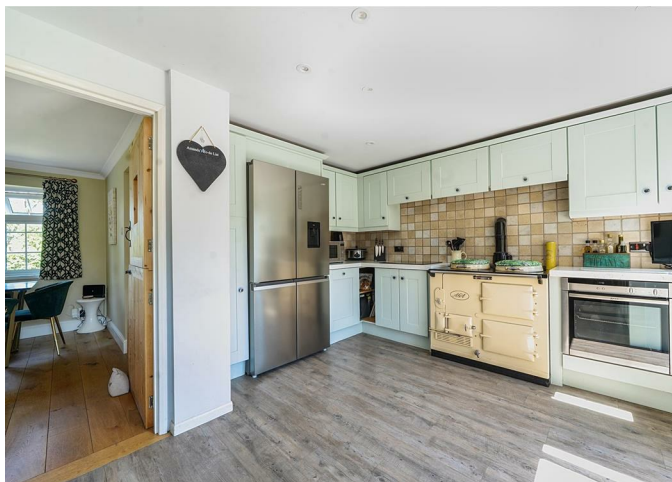


**An impressive Victorian period  
semi detached cottage,  
sympathetically enlarged and  
modernised, occupying an  
established position with  
countryside views.**

#### THE PROPERTY

The cottage has been carefully adapted and offers light and airy accommodation. The square hall leads to the cloakroom and gives access to the central dining room, off which is the double aspect living room with an open fireplace and fitted log burner. The kitchen breakfast room is excellently equipped with full range of base units and wall cupboards, a gas aga and separate Neff oven and induction hob. Adjoining in the kitchen is an impressive totally glazed conservatory.

There are five double bedrooms in all, over two floors, one of which is an office, the principal has an ensuite and there is a large family bathroom.



## THE GROUNDS

Car parking and gardens have been adapted due to neighbouring quality new house. There is parking for numerous cars, a level and private front garden retained by brick walling. The rear garden has a large sun terrace, a well-maintained level lawn established boundaries and mature flower beds & trees .

## SITUATION

The village of Greatham has a primary school, public house and village hall. It lies about two and a quarter miles from Liss, which offers more comprehensive facilities as well as a main line rail service on the London Waterloo to Portsmouth line. More amenities can be found in the nearby market towns of Petersfield and Alton, whilst Liphook and its well regarded schools, cinema and train station is just a short drive away. The village itself is set in The South Downs National Park with the surrounding countryside offering fantastic walking and riding country. The nearby A3 provides good links to Portsmouth, the M27 and the coast to the South with Guildford, the M25 and London to the North.

Petersfield - 6.5 miles  
 Liss - 2.25 miles  
 Liphook - 4 miles  
 Haslemere - 8.5 miles  
 A3 Junction - 1.0 miles  
 Guildford - 21 miles  
 Portsmouth - 24 miles

## Petersfield Road, Greatham, Liss, GU33

Approximate Area = 1660 sq ft / 154.2 sq m

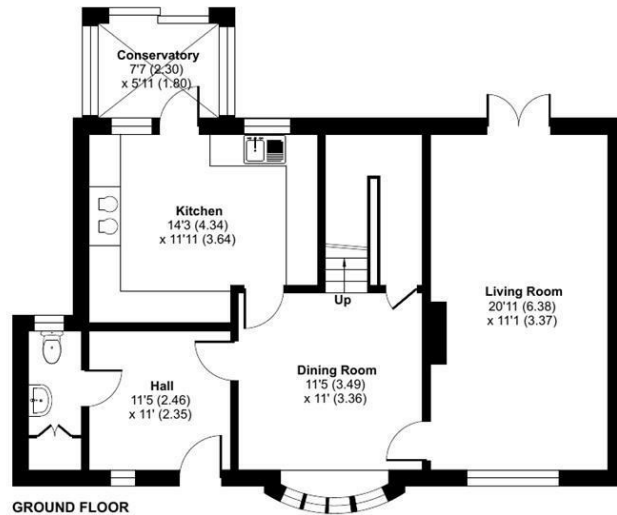
Limited Use Area(s) = 116 sq ft / 10.7 sq m

Total = 1776 sq ft / 164.9 sq m

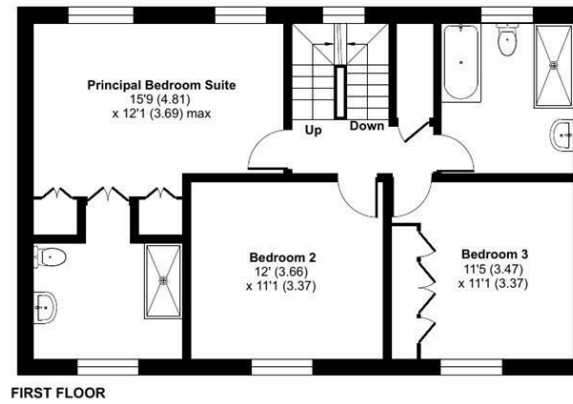
For identification only - Not to scale



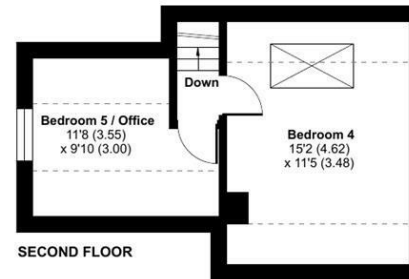
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2026. Produced for Clarke Gammon. REF: 1459717

LOCAL AUTHORITY

COUNCIL TAX Band E

SERVICES

Mains water, electricity, mains drainage  
gas central heating

29th June 2026

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### CG LIPHOOK OFFICE

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### DIRECTIONS

Leave Liphook via the A3 in a Southerly direction. Look to take the first exit sign posted Greatham, Whitehill and Bordon (A325). Continue over the 1st roundabout, at the next turn left, at the 'T' junction turn left into the Petersfield road where the cottage will be found eventually on the left hand side.

### 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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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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