



## Hatchlands, Huntsbottom Lane, Liss, Hampshire, GU33

Guide Price: £825,000 Freehold

The front portion of a country house with garaging, parking and gardens.

Master bedroom with ensuite bathroom, three further bedrooms, family bathroom, study, drawing room, dining room, kitchen, utility room, downstairs cloakroom with WC, double garage, parking and gardens.

EPC Rating: "E" (44).

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## DESCRIPTION

A wing of a beautiful house occupying the original front elevation, believed to date from approximately 1900 with brick, stone and part tile-hung elevations under a tiled roof, the accommodation is over three floors. The layout, which is beautifully proportioned can be seen in the floorplan and of particular note are the period features which include mullion windows in the dining and drawing rooms and high ceilings throughout which gives the accommodation a lovely light and airy feel. Outside, the house is approached by a shared tarmac drive for the other two wings which leads to a private shingle drive for the property providing parking for a number of cars. To the front of the house is an area of lawn surrounded by mature hedging. To the right of the house is a landscaped garden where there are a variety of raised borders, mature planting, green house; ideal for any budding horticulturist. There is a double garage, adjoined to a neighbouring property, in front of which is additional parking. The current owner has lived in the house since 1976 and you can see why he's lived there for so long. An internal viewing is strongly recommended.





## LOCATION

The property is situated in a delightful spot, approximately 0.5 mile from the centre of Liss. Liss boasts its own train station to London (Waterloo) in about 1 hour 11 minutes, and a variety of local amenities including shops, pubs, churches and schools. Petersfield lies to the south and offers more extensive amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

Services: Mains gas, electricity, water and drainage.

Ref: AB/210149/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From Petersfield, proceed north up the A3. Take the first exit sign posted to Liss and follow the road back over the A3, taking the second turning on your right into Andlers Ash Road. Proceed over the level-crossing and on reaching the 'T' junction at the end of the road, turn left into the centre of Liss. At the mini-roundabout, turn right into Mill Road and then almost immediately right onto Rake Road. Take the fourth turning on the right into Huntsbottom Lane and the drive is on your left after approximately 80 metres. As you proceed up the drive, the property is the first on your right.

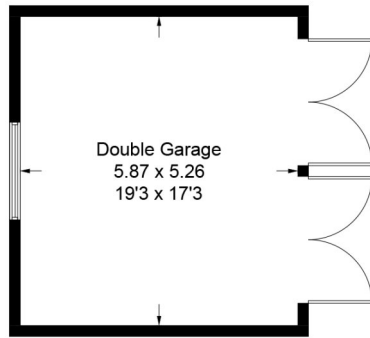


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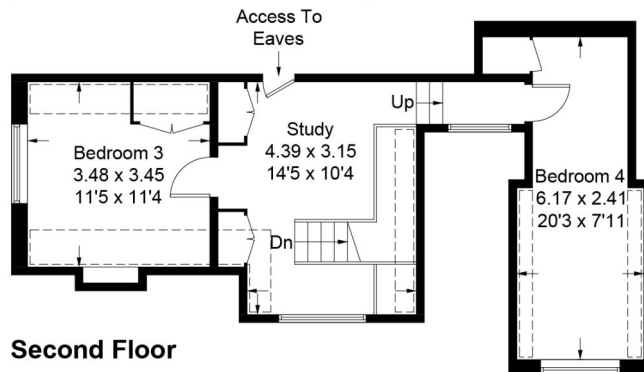
Approximate Gross Internal Area = 190.7 sq m / 2053 sq ft

Garage = 30.7 sq m / 330 sq ft

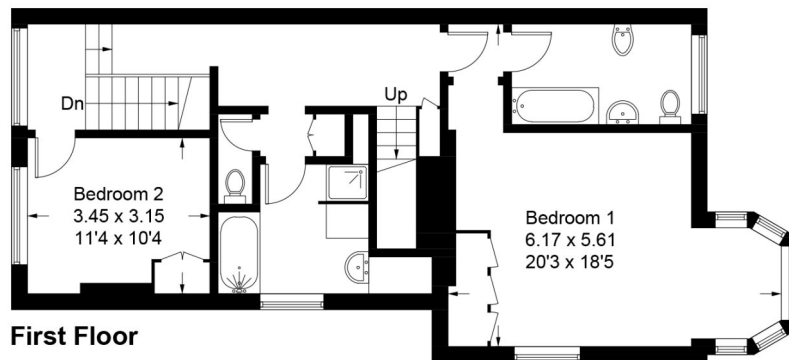
Total = 221.4 sq m / 2383 sq ft



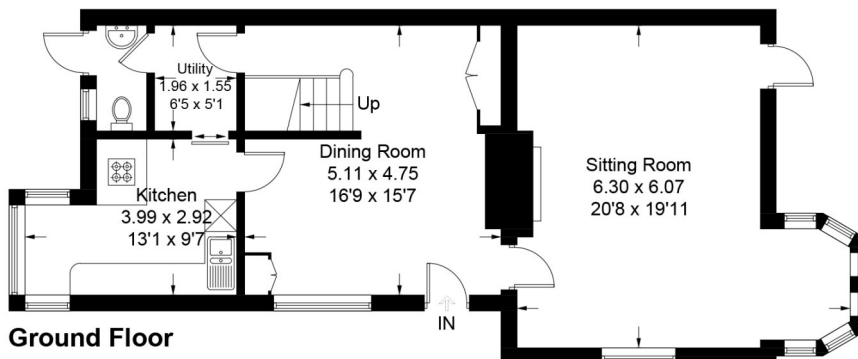
(Not Shown In Actual Location / Orientation)



**Second Floor**



**First Floor**



**Ground Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzoo Marketing 2022.

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