



Old Heath

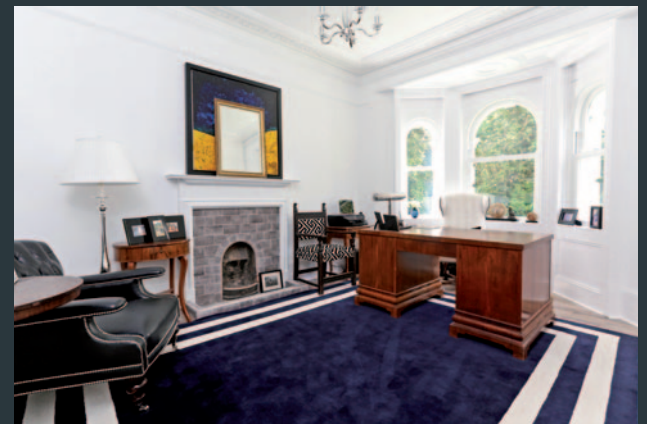
HILL BROW ROAD | HILL BROW | HAMPSHIRE | GU33 7QD

Wilson | Hill

Master Bedroom with Ensuite Shower Room | Guest Bedroom with Ensuite Shower Room | Three Further Bedrooms | Large Family Bathroom | Conservatory | Entrance Hall
Cloakroom | Drawing Room | Study | Sitting Room | Large open plan Kitchen/Dining Room | Utility Room | Cellars | Double Garage with Studio above and Store
Gardens of 0.3 Acres | Parking

Liss 1.3 miles, Petersfield 3.4 miles, Guildford 22 miles, London 53 miles

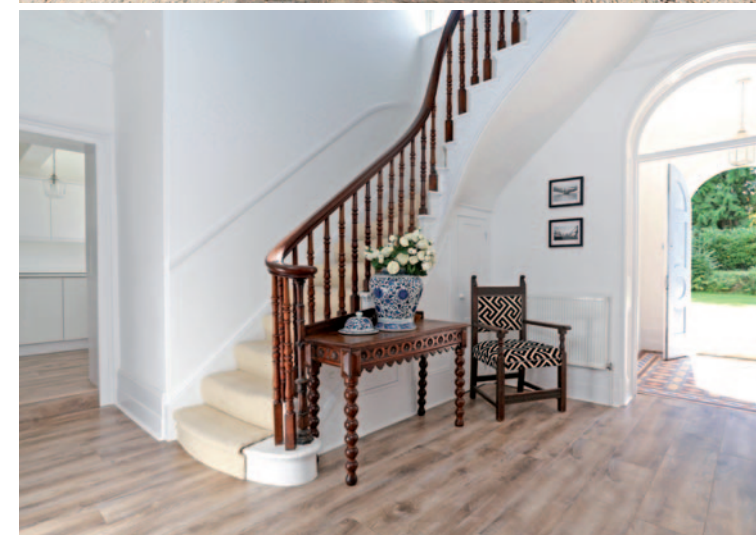




| The Property

Old Heath is a fascinating house dating, we believe, from the mid Victorian period and was once the home of the family of the famous novelist Neville Shute. Our client has sympathetically refurbished it from top to bottom, preserving and enhancing the period features, and adding contemporary touches.

Throughout the house there are well proportioned rooms with good ceiling heights and large windows providing a lot of light. To one side of the house there is the double garage and above this is the studio which has great potential for further enhancement.





| Location

The house sits in private gardens set well back from Hill Brow Road. Local facilities in the village of Liss are 1.3 miles away with a selection of shops, a doctor's surgery and mainline station with train services to London Waterloo. The larger centre of Petersfield is 3.4 miles away and has a comprehensive range of shopping, sporting and leisure facilities and an alternative mainline station.



The area is well served by excellent state and private schools; with a popular village school in Liss and secondary school Bohunt at Liphook in the state sector and then Highfield, Churchers College and Bedales to name but a few in the private sector. The house is located in the heart of the South Downs National Park and in the area there are an extensive network of footpaths and bridleways providing excellent scope for riding and walking.

Outside

A drive leads via electric gates to a large parking area adjacent to the house. The gardens fall into two main areas with a large area of lawn to the south of the drive and a further area of garden to the rear of the house with a large terrace area for entertaining and further areas of lawn. The gardens offer a high level of privacy and total about 0.3 acres.



Approximate Gross Internal Area = 268.3 sq m / 2888 sq ft

Cellar = 39.3 sq m / 423 sq ft

Outbuilding = 74.8 sq m / 805 sq ft

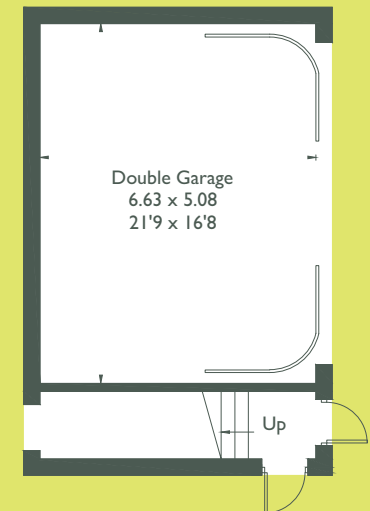
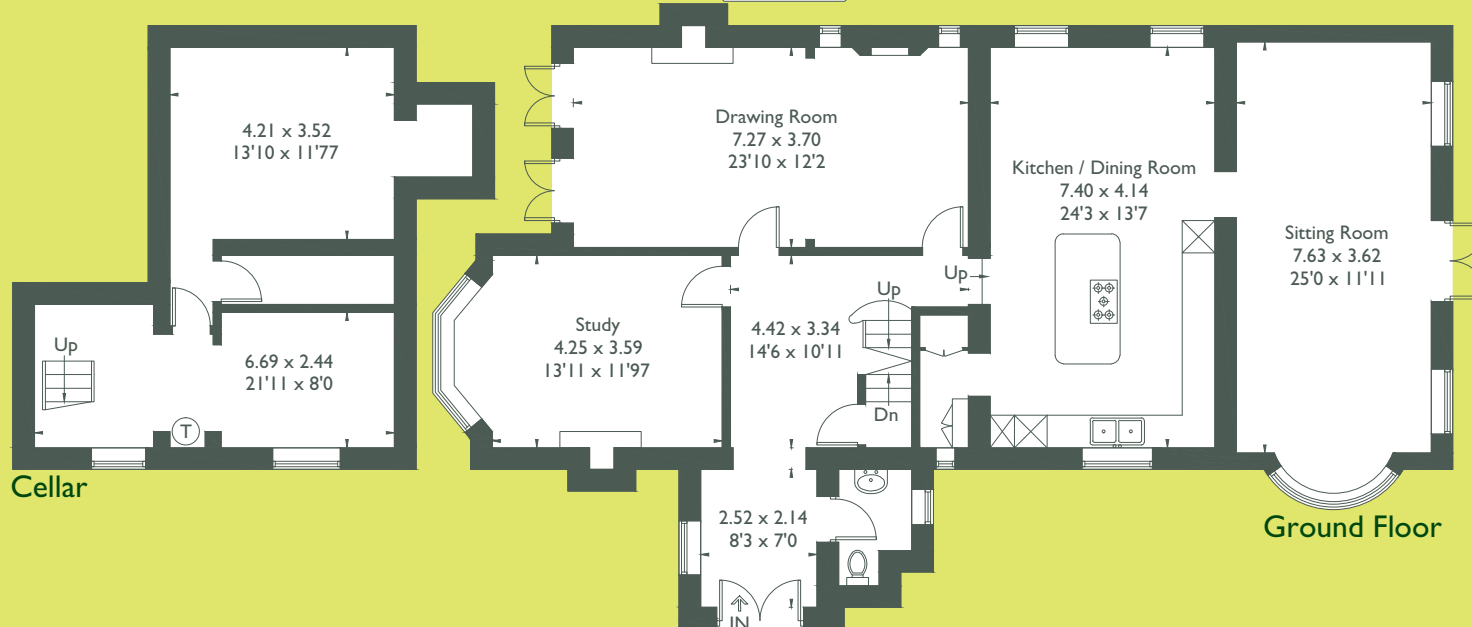
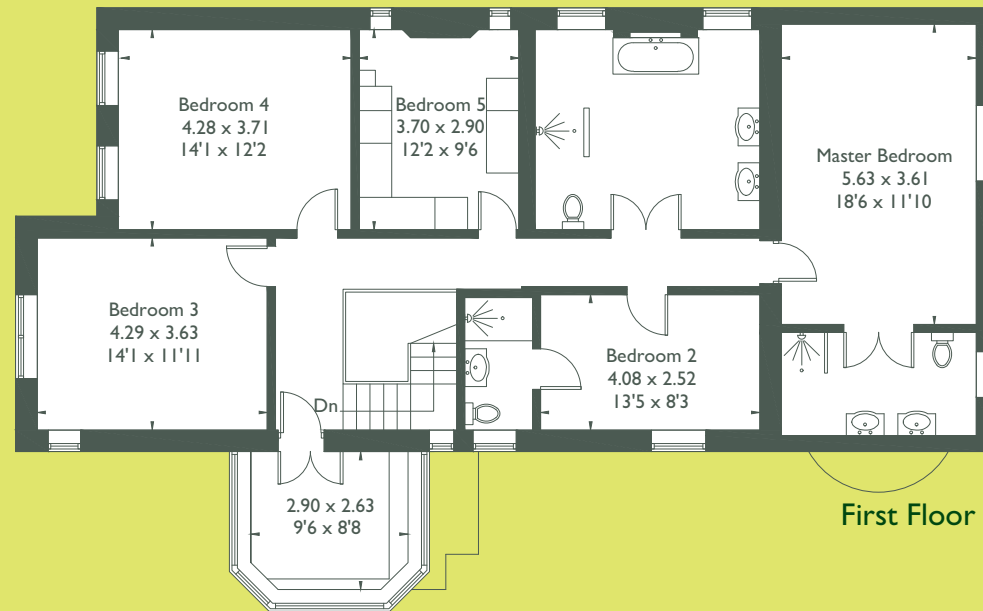
Total = 382.4 sq m / 4116 sq ft



Floorplanz © 2016

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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



(Not Shown In Actual Location / Orientation)

I Directions to GU33 7QD

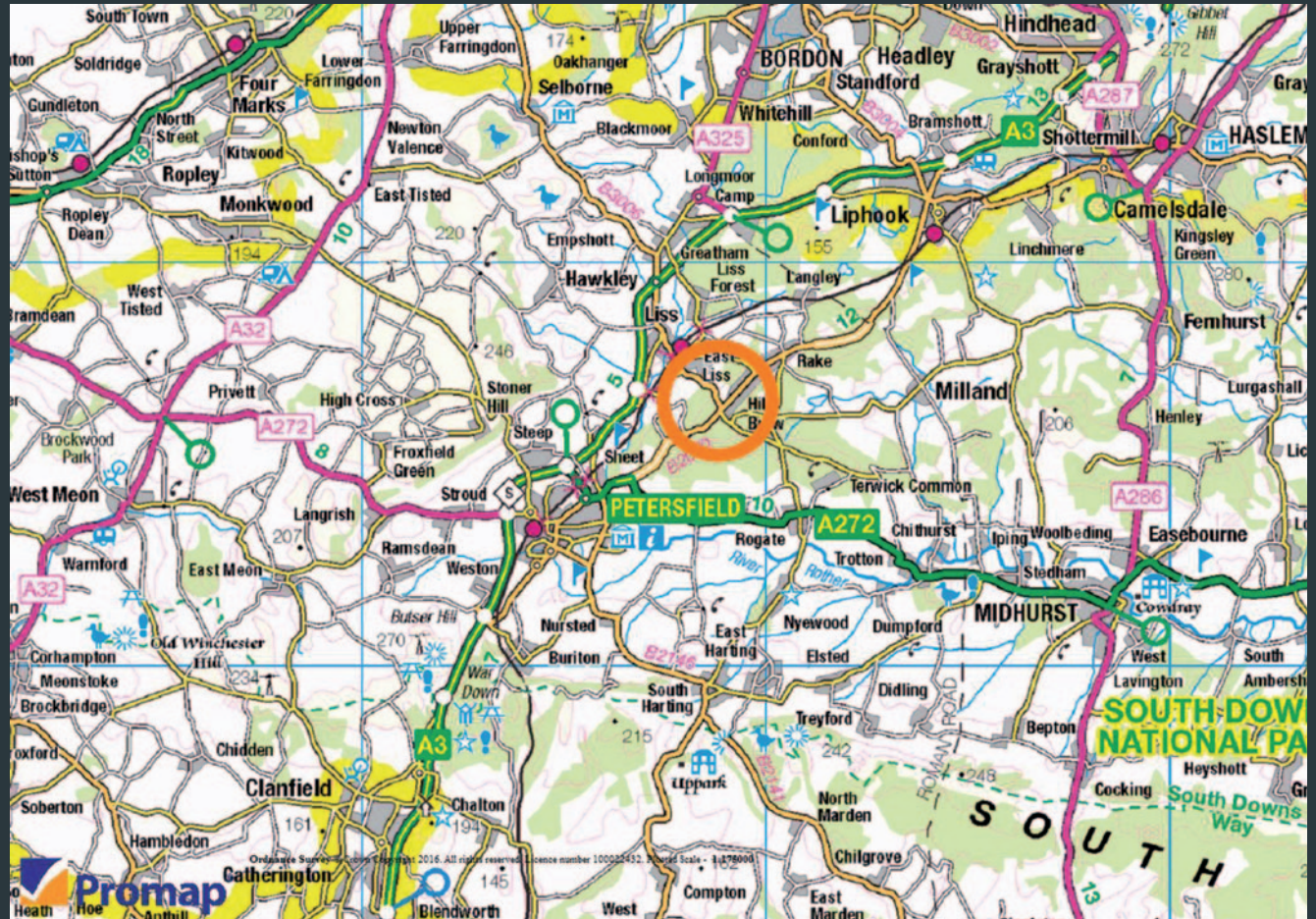
Follow the A3 south from Guildford and on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first turning on the left towards Midhurst. Go through the village of Sheet and on leaving the village carry straight on up the hill along the B2070. After about 1.5 miles you reach the top of the hill and here turn left signed to Liss opposite the Jolly Drover public house. Having turned into Hill Brow Road, Old Heath will be found after about 75 yards on the right hand side.

Services: Mains water, electricity and drainage. Oil fired boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council
www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: F34



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated August 2016

Viewing strictly by appointment

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