



St. Paul's Manse

LONDON ROAD | HILL BROW | HAMPSHIRE | GU33 7NY

Wilson | Hill

5 Bedrooms | 3 Bath/Shower Rooms (2 En Suite) | Attic/Hobbies Room | Entrance Hall | Cloakroom | Drawing Room | Dining Room | Study/Family Room | Kitchen/Breakfast Room | Cellar | Veranda | Off Road Parking in drive | Planning Consent granted for an attached Double Garage with Storage above | Garden in all about 0.163 of an acre (0.066 ha)

Liss 1.3 mile, Petersfield 3.4 miles, Liphook 4.9 miles, Haslemere 9.3 miles, Guildford 22 miles. A3 2.6 miles, Local Station at Liss.



| The Property

St. Paul's Manse is a charming family house with Victorian origins which has evolved over the years into a comfortable family home with space for all to call their own. The well proportioned drawing room has a lovely aspect overlooking the garden with a bay window and French doors. Double doors also open into the dining room providing flexible entertaining space.

The family/sitting room is handy for young children to enjoy adjacent to the kitchen breakfast room with a back door to outside. Upstairs two of the five bedrooms have en suite bath/shower rooms and there is a useful overflow attic bedroom or hobbies space. Overall a property which flexes brilliantly as generational needs dictate.



Location

The property is set back from the old London Road within the village of Hill Brow. Local facilities are about 1 mile away at Liss 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 with sixth form college at Bohunt in Liphook and Alton College in Alton. Also within easy reach are Churcher's Junior School and Churcher's College, Highfield and Bedales,

“For over 40 years the house has covered it all, with a manageable garden to enjoy and easy driving distance of Liss or Petersfield”

to name a few in the private sector. The house is located within the South Downs National Park and there are extensive footpaths locally providing an excellent choice of woodland and country walks.

Outside

A tarmacadam drive sweeps in front and to one side of the house providing parking. The garden lies mainly to the rear with a lovely sheltered feel provided by the mature boundary planting, old stone wall, fencing and neighbouring trees giving a subtle variety of colours. A terrace runs behind the house with an area of lawn beyond and several stocked herbaceous borders.



I Directions to GU33 7NY

Leave Petersfield/Sheet on the B2070 (old A3) and continue along this road for about 2 miles, continue past the left turn to Liss (opposite the Jolly Drover public house) and take the next drive soon after (opposite the vintage Bentley garage) into St. Paul's Manse.



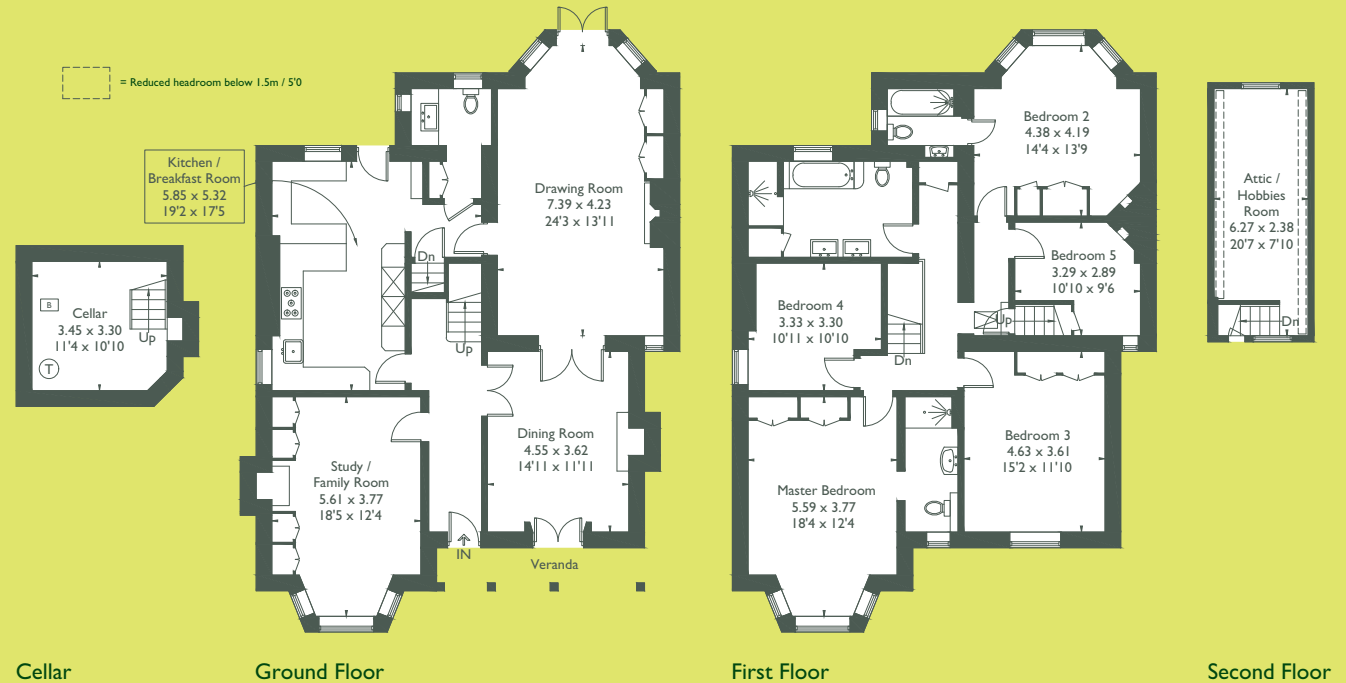
Services: Oil fired heating, mains water, electricity and drainage.

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

Council Tax: Band F. **EPC:** F28.

Viewing strictly by appointment

Approximate Gross Internal Area = 238.5 sq m / 2567 sq ft
Cellar = 11.5 sq m / 124 sq ft
Total = 250.0 sq m / 2691 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 209990

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.

Planning: Planning consent has been granted by the South Downs National Park Authority for a two storey extension to form a double garage with storage above dated 8 September 2016. To access the documents relating to this, please use the SDNPA Planning Portal using reference SDNP/1602711/HOUS or click on the following hyperlink: <http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O7XYXTTUI2X00>

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. Maps and plans shown as a guide only.

Details and photographs dated May 2018.