



Oak House

HAWKLEY | HAMPSHIRE | GU33 6NF

BCM

Wilson | Hill

4 Bedrooms | 2 Bathrooms (One En-Suite | Hall | Sitting Room | Dining Room | Study/Family Room | Kitchen/Breakfast Room | Utility Room & Rear Lobby | Double Garage
Off Road Parking | Gardens of around 0.3 acres | Within the South Downs National Park and the Village Conservation Area
Mileages: Petersfield 6 miles, Liss 2.8 miles, Guildford 24.8 miles, Alton 8.5 miles, London 55.1 miles. A3 2.8 miles, Stations at Petersfield and Liss.



| The Property

Oak House is a 1970's contemporary designed home with brick elevations. The house has large windows providing a light interior with an easy ground floor flow, ideal for entertaining, with three good reception rooms, open plan kitchen/breakfast room and is well balanced upstairs by four first floor double bedrooms and two bathrooms, one being en-suite. A large double garage links Oak House to next door (built as a pair) and has a useful upper mezzanine storage area. Overall, a comfortable home next to the church in this much favoured Hampshire village boasting views of the Hangers.





| Location

Hawklely is one of Hampshire's most unspoilt quintessential villages, where time has almost passed by, but the village is far from a 'time warp' with an active community, wonderful local walks and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. Oak House is positioned in the heart of the community within walking distance of the village amenities, including the well regarded Hawklely Inn, church, village hall (with Montessori school), cricket ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose and main line station is

an easy drive or there is more local shopping and a station at Liss. The A3 with trunk road connections is within 5 minutes' drive meaning the larger centres of Guildford, Portsmouth (with ferry services) and Winchester via A31/A272 are within reasonable driving distance, as are the creeks and inlets of the South Coast. There are well regarded state and private schools within the region, including Bedales and Churcher's at Petersfield, Highfield at Liphook and Alton Convent.

The village is part of an ancient landscape virtually unaltered over the centuries and now in the heart of the South Downs National Park. The steep sided wooded

hillsides are known as the 'Hangers' and are largely beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species.

| Outside

A right of way over the neighbour's drive gives access to a parking area in front of the house and double garage to one side. A side gate leads to a private terrace and then on to the rear garden. The generous garden is mainly laid to lawn with several stocked beds, handy garden shed, mature boundary planting and a terrace ideal for entertaining. In all approx. 0.3 of an acre (0.13ha).





Approximate Floor Area = 236.1 sq m / 2541 sq ft (Including Double Garage)

I Directions to GU33 6NF

From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the third exit signed to Liss B3006 (coming from London this is the first exit). Proceed into Liss and then turn right just after The Spread Eagle public house on to Hawkley Road. Follow this road for 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green'. Continue on passing The Hawkley Inn on your right and at the village green fork right. Soon after turn right again, as you pass the church the entrance to Oak House will be found on your right.

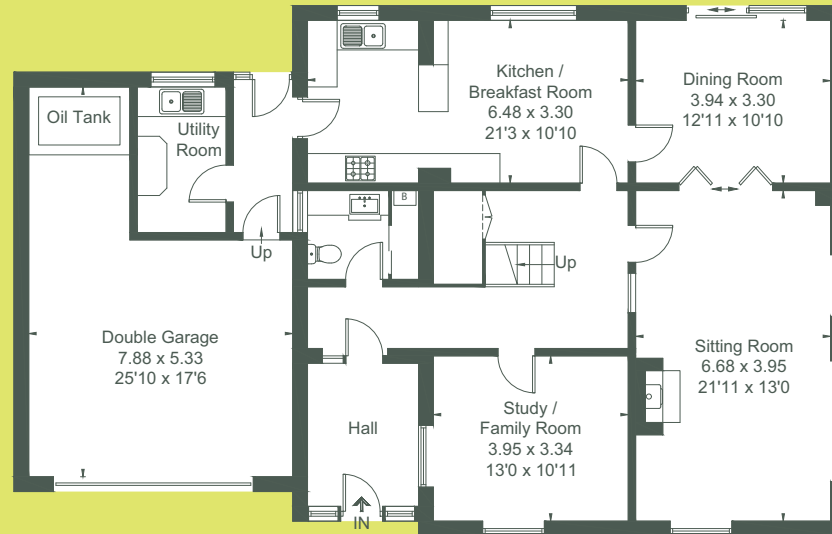


Agents Note:

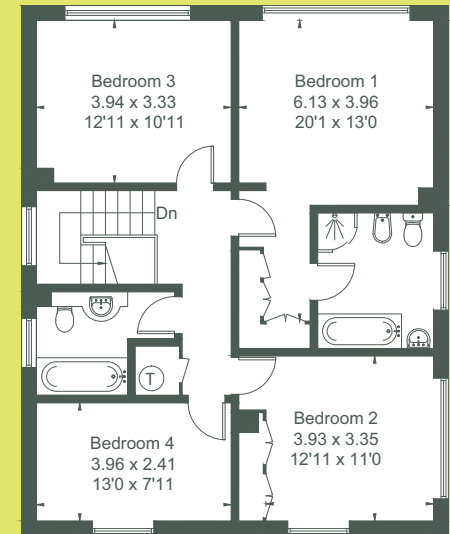
- Broadband: Superfast fibre broadband available
- Mobile phone: Good coverage
- Rights of Way/Covenants: We understand shared liability for upkeep of a small, designated area of neighbour's drive. Beech House has the right to drain into septic tank with ancillary rights for inspection/maintenance. Vendors solicitors will deal with more detailed legal enquiries at the pre-contract enquiry stage. A copy of the registered title entry is available on request.

Viewing strictly by appointment.

= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63997

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

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

Council Tax: Band G

EPC: F33

BCM Wilson Hill Ltd 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 should be treated as a guide only.

Details and photographs dated February 2024

