



# Brickfields

HAWKLEY ROAD | HAMPSHIRE | GU33 6JS

BCM

Wilson | Hill

Main Bedroom with Ensuite Shower Room and Dressing Area | 3 Further Double Bedrooms | Family Bathroom | Entrance Hall | Drawing Room | Study/Snug | Wonderful Open Plan Kitchen/Breakfast/Living Room with French Doors to Terrace | Utility Room | Cloakroom | Studio Outbuilding for Home Office or Scope for Guest Space | Double Barn Garage and Attic Store | Kitchen Garden | Garden, Orchard and Grounds In All About 0.86 of an Acre (0.345 ha) | Countryside Views | Within the South Downs National Park.

*Further grazing land available separately – two grass fields across the lane with separate road access – in all just over 4 acres (0.345 ha).*

Mileages: Petersfield 6.5 miles, Liss 1.5 miles, Liphook 6.3 miles, Haslemere 10.8 miles, Guildford 23 miles

Stations at Liss or Petersfield with scheduled services to London Waterloo. Petersfield Station 6.8miles, A3 1.4 miles



## | The Property

Brickfields is a recently modernised detached house in a lovely rural location with some quite exceptional views over surrounding countryside. The house has been renovated and extended in the last 4 years to provide a character home fit for the 21st century with excellent modern living space. At the heart of the house lies an open plan kitchen/dining/living room with French doors bringing the rear terrace into play for alfresco dining. The hall gives an instant feeling of

space on entering the house and leads into the well-proportioned drawing room with log burner. There is also a study/snug on the ground floor. Upstairs all four double bedrooms have wonderful country views, the main bedroom boasts a natural panorama over fields to the rear which sweep towards the Hawkley hangers in the distance. The bathrooms are all updated and contemporary with an ensuite shower room to the main bedroom.



Outside is a useful Studio building currently used as a home office with approved planning permission for guest accommodation and bathroom. Overall, a special home ideal for anyone with outdoor, country or gardening interests surrounded by a beautiful well stocked and landscaped garden.

### | Location

Set back off the road between Hawkley and Liss in the heart of the South Downs National Park, Brickfields is positioned within its own garden and grounds with farmland on three sides and approached through electric wooden gates over a gravel drive. The local village of Liss is nearby with local shops, pubs and a station. Hawkley also has a popular country pub and active village community. More extensive amenities are available nearby at Petersfield. The surrounding rural landscape has remained largely unaltered over many centuries with an extensive network of local lanes, footpaths and



bridleways provide amazing walks and cycling routes, ideal for any country/outdoor enthusiasts. 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 in the region, including



Bedales, Churcher's and TPS at Petersfield, Highfield and Bohunt at Liphook.

### | Outside

The garden and grounds will appeal to any gardening enthusiast and are well stocked, landscaped and arranged around the property. A wide paved terrace provides a great outdoor entertaining space with a countryside backdrop and views over fields and to the Hangers. The lawns stretch beyond and host beautiful borders bursting with colour, providing a natural English country garden. Much of the garden is enclosed by mature hedges, but with plenty of mature shrubs and a wonderful vegetable garden. In the outer garden/orchard there are some lovely trees including a blue cedar, horse chestnut, willow, walnut, cherry and fruit trees underplanted with spring bulbs. A seasonal pond provides a natural wildlife habitat. In all the garden is about 0.85 acre (0.345 ha).



## Directions to GU33 6J

From Petersfield head north on the A3 for about 5 miles and at the Ham Barn roundabout take the third exit (Liss B3006). Follow for 0.5 of a mile turning right at the Spread Eagle pub into Hawkley Road. Follow this lane for 0.8 of a mile and Brickfields is on the right-hand side with its driveway just beyond the house.

 **WHAT3WORDS** ///skate.orange.landed

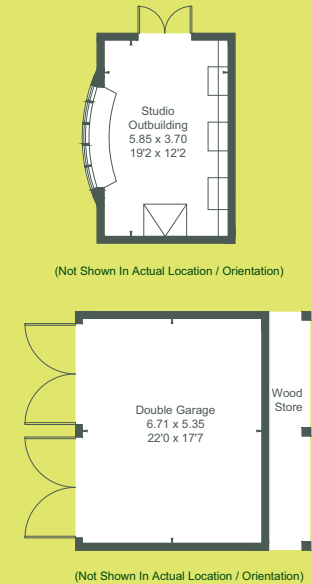
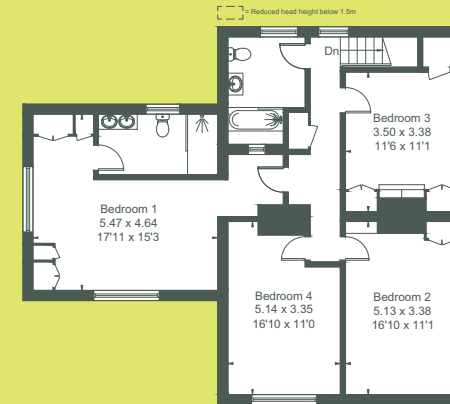
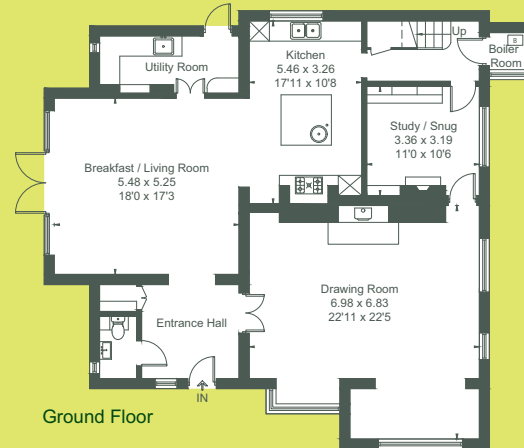


### Agents Note:

- Broadband – Fibre
- Mobile phone coverage – Average/Good

Viewing strictly by appointment.

Approximate Floor Area = 239.7 sq m / 2580 sq ft  
Outbuildings = 58.6 sq m / 631 sq ft  
Total = 298.3 sq m / 3211 sq ft



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 #73004

**Services:** Mains electricity and water. Oil fired heating/hot water, private drainage.

**Local Authority:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G

**EPC:** E47

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 June 2024

