



The Coach House

GREATHAM MOOR | GREATHAM | HAMPSHIRE | GU33 6HE

Wilson | Hill

Main Bedroom with En Suite Shower Room and Walk-In Wardrobe | 3 Further Bedrooms | Family Bathroom | Shower Room | Entrance Hall | Drawing Room | Family Room | Study
Kitchen/Breakfast Room | Pantry | Two Cloakrooms | Laundry Room | Boot Room/Rear Lobby | Studio | Detached Barn Style Open fronted Triple Bay Garage | Garden Store
Parking | Lovely Gardens, Woodland and Grounds of about 7.3 Acres (2.95 ha)

Mileages: Liss 2.4 miles, Liphook 5.6 miles, Petersfield 6.2 miles, London 53.1 miles. Petersfield Mainline Station 6.3 miles, Liphook Mainline Station 6.1 miles.



The Property

The Coach House is an attractive, stylish and beautifully appointed property offering light, well proportioned and versatile accommodation throughout, ideally suited for family living. Understood to have originally been built in 1872 as a Coach House, the property has undergone an impressive series of transformations over the years to now provide a lovely, spacious family home whilst carefully combining interesting features of character including notably high

ceilings, open fireplaces and the most inviting large, double oak entrance doors. The more modern conveniences attributed to modern day living include a wonderful, spacious kitchen/breakfast room with large floor to ceiling picture windows affording a lovely view across the gardens and bi-folding doors to the garden terrace, an extremely comfortable drawing room with impressive limestone fireplace and most recently the creation of a yoga/pilates studio.



Location

The Coach House enjoys a lovely rural setting on the fringe of the village of Greatham which has a church, primary school, public house and village store, but also offers private gated access directly onto Greatham Moor.

Nearby are the villages of Liss and Liphook with larger towns offering a more comprehensive array of shopping, educational and recreational facilities at Haslemere and Petersfield, both providing mainline stations to London Waterloo. Situated within the South Downs National Park with easy access to many local footpaths and bridleways providing excellent opportunities for a variety of country pursuits.

To the rear of the house is a delightful, raised dining terrace with more lawned area beyond housing some fruit, vegetable beds and a greenhouse. In all, the gardens and wooded grounds extend to approximately 7.3 Acres (2.95 ha).



Outside

Approached by a long tree-lined driveway, the property is accessed via its own drive through woodland with an abundance of rhododendron bushes leading to a large parking area, garaging and the front of the property. The gardens are a particular feature of the house offering woodland with abundant pathways, but with more formal lawned gardens around the house itself.



I Directions to GU33 6HE

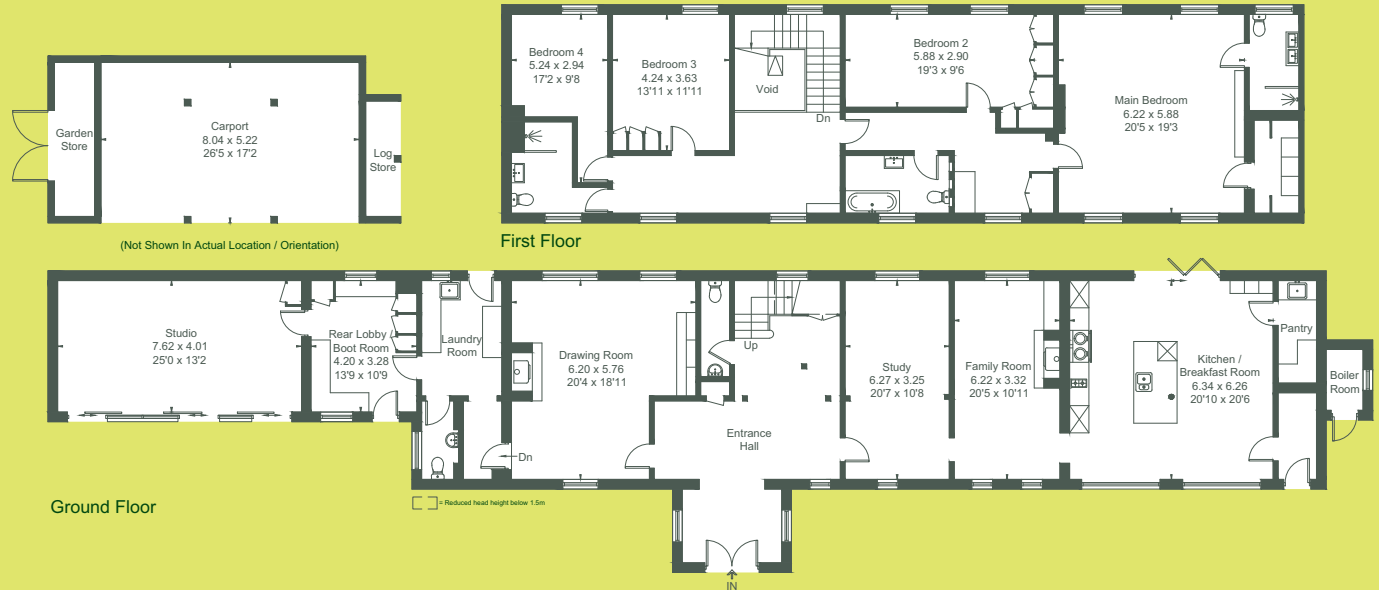
From Petersfield, follow the A3 north to the Ham Barn roundabout taking the first exit signed to Selborne and Alton, follow the road along for about 500 yards and then take the first turning on the right to Greatham. Follow the road for about 200 yards taking the first turning on the right signed to Liss Forest opposite the church. After about 0.2 miles and at the sharp right hand bend turn left into the drive and double gates. Press the Coach House buzzer on the intercom and then proceed through the gates following the tree lined drive which passes over the A3 via a private bridge. Immediately after the bridge, the entrance drive to The Coach House will be found on the left hand side.

 **WHAT3WORDS** ///joints.leader.mildest



Viewing strictly by appointment.

Approximate Area = 370.2 sq m / 3985 sq ft
Store / Boiler Room = 8.3 sq m / 89 sq ft
Total = 378.5 sq m / 4074 sq ft
(Excluding Void / Carport / Log Store)
Including Limited Use Area (2.1 sq m / 23 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 318618

Services: Mains water and electricity. Private drainage.
Oil fired central heating.

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

Council Tax: Band G

EPC: E51.

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 2023.

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