



Hanger Court

Hawley Hurst, Hawley, nr Liss, Hampshire GU33 6NS

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Hawkey Court, Hawkey Hurst, Hawkey

Hanger Court

Hawkey Hurst, Hawkey, nr Liss, Hampshire

A magnificent beautifully appointed Grade II listed house of elegant proportions forming a substantial wing of a spectacular detached country residence comprising 4 double bedrooms, 3 bathrooms, 3 impressive receptions, large kitchen/breakfast room by Neptune, cellar, double garage and private gardens and grounds, located in a delightful tranquil setting on the fringe of a picturesque village, surrounded by breathtaking country views over The South Downs National park.



Hawkey Hurst, Hawkey set in about 8 acres

THE PROPERTY

Reception Hall
 Ground floor bedroom 4 with en-suite bathroom
 Study and Large Family room
 Large Sitting room/Dining room
 Cloak room/wc
 Impressive Kitchen/Breakfast room by Neptune
 Utility room, Boot room
 First floor spacious Landing
 Further 3 double Bedrooms, 2 large Bathrooms (one en-suite)
 Underfloor heating to ground floor and all bathrooms

OUTSIDE

Wide frontage with extensive parking area communal
 Beautifully kept extensive 'sun trap' paved terrace from the kitchen
 leading round to the delightful well stocked rear garden
 Further garden with expanse of lawn and lovely views
 External access to a communal cellar complex
 with an allocated cellar area

Hawkey Hurst is set in gardens and grounds of about 8 acres

THE PROPERTY

Hanger Court is a magnificent wing of Grade II listed country mansion dating back to about 1861, peacefully located in the South Downs National Park in a spectacular country woodland setting on high ground with fabulous views. The mansion was designed by the renowned Victorian architect Samuel Sanders Teulon. After 1945 the property was cleverly divided into eight separate properties including three apartments and five houses some of which have communal gardens and others have their own private gardens as is the case at Hanger Court, which has in recent years been refurbished and superbly modernised, complimenting the character of the Victorian era to an exceptional standard. The accommodation has a light and airy atmosphere with tall ceilings and fine stone mullion leaded light windows providing plenty of natural light.

The main accommodation is arranged over two floors and the ground floor has underfloor heating. Upon entering the property there is an impressive reception hall leading to the ground floor bedroom 4 with en-suite bathroom. From the hall a door leads to the study and onto the large family room and there is a lobby and cloakroom/wc. Double doors open into the elegant sitting/dining room with a Minster fireplace and tall windows overlooking the delightful rear garden. Double doors open into the double aspect L-shaped kitchen/breakfast room featuring a vaulted ceiling and a superb range of recently installed quality "Neptune" units with a range of integrated appliances and double doors leading out to the sun-trap enclosed garden. From the kitchen a door leads into the utility room and boot room with door to side patio.

From the reception hall a curved stone stairs rise up through the tower to the spacious first floor landing with doors leading to the large principal bedroom with fantastic views over the grounds to the rear and en-suite shower room. There are two further large double bedrooms and a family bathroom. From the first floor land the curved stone stairs rise to the second floor level where there is a storage cupboard. Further features include an externally accessed cellar. The house lies on the northeastern edge of the village on high ground, about 400 ft above sea level according to the National Trust, looking out over wonderful picturesque scenery.

**Beautiful Victorian splendour
and stylish modern living**













HAWKLEY VILLAGE

Hawley is one of the most picturesque villages on the eastern side of Hampshire, lies within the South Downs National Park between the villages of Steep and Selborne. Hawley is situated in an area of outstanding natural beauty, surrounded by breathtaking rolling countryside sitting on the Hangers Way. Hawley Warren, an important site for Red Helleborine, borders the village. The village's St Peter and St Paul Church and Hawley Hurst house, were both designed by celebrated architect Samuel Sanders Teulon. Hawley has a village hall that is used as a Montessori School, a sports pavilion and various clubs and a popular pub/restaurant named The Hawley Inn. The village of Liss is located about 2.2 miles to the east and has several pub/restaurants, including the Michelin recommended award winning Madhuban Indian & Bangladeshi restaurant, and a number of amenities including Liss Infants and Junior Schools, there are a number of pre-school nurseries, shops and a mainline railway station connecting to either Portsmouth or London, Waterloo fast train 65mins. The nearest town is Petersfield located about 7 miles to the south with comprehensive amenities and a wide range of shopping facilities and restaurants and the old market town of Alton is about 8 miles to the north. The rural setting it is well placed for access into London via the A3 (M). Excellent local schools include: Bedales School, Churchers College, Bohunt School and Ditcham Park.













GARDENS & GROUNDS

Hanger Court is approached from a long leafy driveway leading into an extensive communal parking area for the residents. There is a garage block nearby with two garages allocated to Hanger Court. The house lies tucked away at the end of a private, long carriage driveway. Hanger Court has a beautiful paved and walled terrace to the side and rear of the house with raised beds and a circular ornamental pond, a perfect setting for alfresco dining. From the side garden there two gates, one leading to the car park at the front and another gate opening out to a pathway, which leads down the wooded hillside of "The Hangers". There is a further private mainly lawned garden at the rear of the house on two levels with steps down leading through to a summer house. There is a further gate from the rear garden providing "one way" access through adjoining neighbours garden terrace with advanced notice and their permission. To the front of the house on the opposite side of the car park area, there are steps leading up to a privately owned area of garden, edged with mature flowering shrubs, bushes and trees with seating with lovely views.

Each property at Hawkley Hurst enjoys the use of the communal gardens and grounds which extend in all to about 8 acres, mostly wooded, running down to a stream, which is a source of the River Rother.

**Magnificent Gardens and Grounds
and wonderful walks in The South Downs National Park**









Hanger Court, Hawkley Hurst, Hawkely, nr Liss GU33 6NS

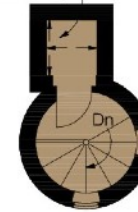
Approximate Gross Internal Area = 276.7 sq m / 2978 sq ft

Outbuilding = 36.7 sq m / 395 sq ft

Total = 313.4 sq m / 3373 sq ft



Store
1.04 x 0.84
3'5 x 2'9



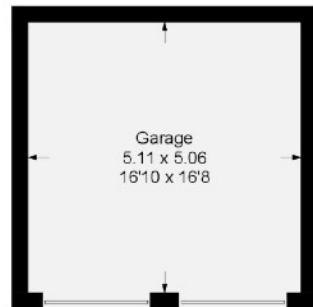
Second Floor

Ensuite
2.48 x 2.15
8'2 x 7'1

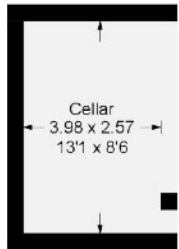
Bathroom
3.16 x 2.09
10'4 x 6'10

Inner Hallway
4.38 x 1.51
14'5 x 5'0

First Floor

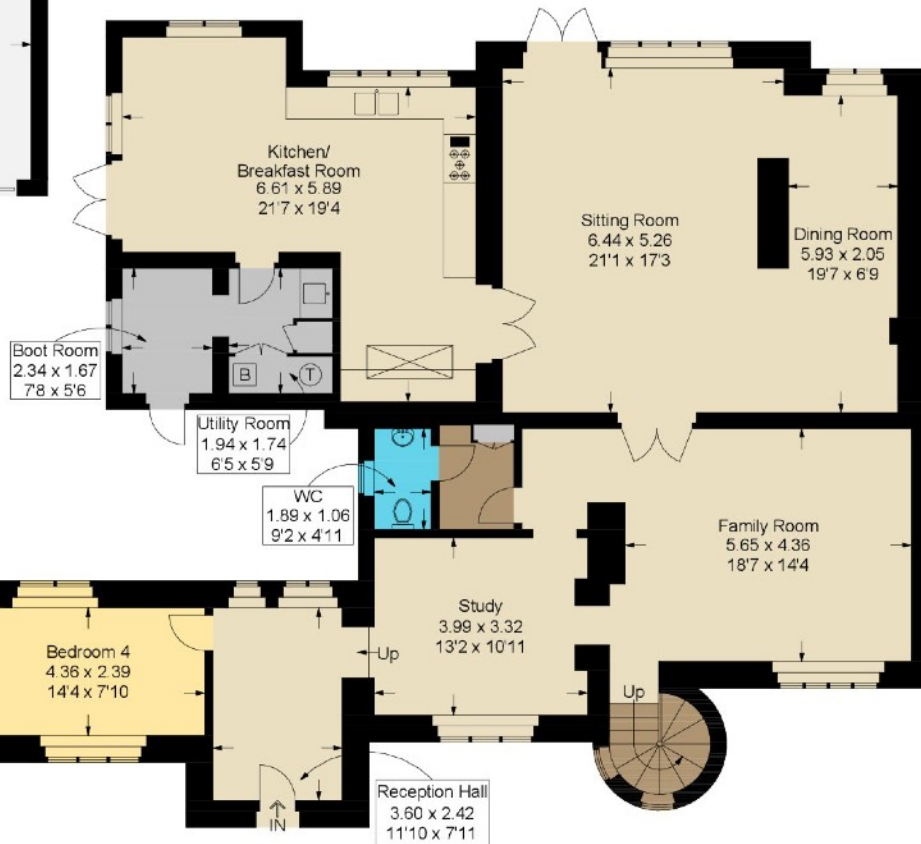


Garage
5.11 x 5.06
16'10 x 16'8



Cellar
3.98 x 2.57
13'1 x 8'6

Outbuildings



Boot Room
2.34 x 1.67
7'8 x 5'6

Utility Room
1.94 x 1.74
6'5 x 5'9

WC
1.89 x 1.06
9'2 x 4'11

Reception Hall
3.60 x 2.42
11'10 x 7'11

Study
3.99 x 3.32
13'2 x 10'11

Family Room
5.65 x 4.36
18'7 x 14'4

Sitting Room
6.44 x 5.26
21'1 x 17'3

Dining Room
5.93 x 2.05
19'7 x 6'9

Kitchen/
Breakfast Room
6.61 x 5.89
21'7 x 19'4

Bedroom 4
4.36 x 2.39
14'4 x 7'10

Bedroom 2
5.28 x 4.11
17'5 x 13'7

Bedroom 3
4.37 x 4.02
14'4 x 13'2

Principal Bedroom
4.98 x 4.87
16'5 x 16'0

Ground Floor

[] = Reduced headroom below 1.5m / 5'0

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



Goodwood Racecourse



Goodwood Revival



Chichester Marina



COASTAL & COUNTRY PURSUITS

Goodwood Revival and festival of Speed motoring events during the summer months, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There is a popular Golf Club at Rowlands Castle and Old Thorns at Liphook. Hawkley is located within The South Downs National Park providing miles of footpaths and bridleways and much of the surrounding countryside is an Area of Outstanding Natural Beauty. Emsworth Yacht Harbour (Marina) with two sailing clubs is about 19 miles to the south. Further attractions in the general area include: Stansted House and Park, Dorchester Castle at Fareham, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace and Goodwood House.

COMMUNICATION TRAVEL LINKS

A3 motorway 2miles, Petersfield 7 miles, Alton 8 miles, Emsworth Sailing clubs 19 miles, Chichester city 22 miles, Portsmouth 24 miles, Guildford 25miles, Southampton International Airport 29 miles. Rail link from Liss to London Waterloo fast train 65mins. All distances are approximate and travel times may vary.

TENURE: Leasehold (999 years - expiry: 31/12/2972)

GROUND RENT: Nil - Residents own share of FREEHOLD

Residents hold a share in the Freehold

Hawkley Hurst Residents Company No. 01133339

SERVICE CHARGE 2025/26: £5,500

SERVICES: Mains electricity, water, oil heating and private drainage.

Council Tax Band: G Year 2025/26 £3,648.67

LOCAL AUTHORITY: East Hampshire District Council

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Viewing by Appointment

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