



Heathcroft
Hill Brow | Liss | West Sussex | GU33 7NW

HEATHCROFT



Enjoying one of the finest outlooks in the region, this substantial six-bedroom detached home offers an exceptional lifestyle opportunity amidst the rolling beauty of the South Downs.



ACCOMMODATION

On the border of Hampshire and West Sussex with views that stretch for miles, generous living space throughout, and a setting that perfectly balances rural tranquillity with accessibility, this is a home designed for both grand entertaining and relaxed family living.

Key Features

- Beautifully positioned six-bedroom home set within circa 5.5 acres of landscaped grounds
- Uninterrupted views across Rake Hanger and the South Downs
- Modern upgrades and character features throughout including new upgraded boiler
- Snug, grand drawing room, and atrium
- Large office/study sufficient for two desks creating the ideal home working environment
- Heart-of-the-home kitchen featuring a four-oven Aga
- Kitchenette in the East Wing providing the basis for creating independent accommodation suitable for multi-generational living
- Eco-conscious additions include solar panels, Tesla battery, and EV charger
- Easy access to Liss, Liphook, Petersfield, and direct trains to London
- Located in the South Downs National Park with direct access to scenic walking and cycling routes
- Expansive gardens with Koi pond, herbaceous borders, and event-friendly outdoor space
- Triple garage
- Spacious workshop













SELLER INSIGHT

“ When we first came across Heathcroft, it was the location and setting that drew us in. Having lived in the area for years, we knew we didn't want to leave, and this house - despite being in a poor state - offered everything we dreamed of. The expansive 5.5-acre grounds were a rare find and promised a safe haven for our children to roam freely. The views, space, and potential won us over, and so began a long journey of transformation.

There's a special magic in waking up each morning to uninterrupted views that shift with the seasons. Heathcroft offers year-round beauty - from the landscaped gardens to the cosy corners indoors. Winters are for snuggling in the Snug with the log burner crackling, while the Drawing Room has seen many joyful family Christmases. The Atrium is a favourite spot to unwind and take in the scenery, and the kitchen has always been the beating heart of the home - full of chatter, cooking, and connection, whether with our children or now, our grandchildren.

Over the years, we've thoughtfully renovated the house from the ground up - adding the Atrium and a galleried landing to improve flow and highlight the views over Rake Hanger and toward the South Downs. Modern upgrades like complete rewiring, complete upgrading of the hot and cold water system, a new heating system, and a four-oven Aga in the kitchen have made it both comfortable and characterful. The addition of solar panels, a Tesla battery, a triple garage, and EV charger have brought us right into the future, making Heathcroft particularly economical to run.

Life here has always been well-connected. With easy access to Liss, Liphook, and Petersfield, all daily needs are within reach, along with great schools - both state and independent. For commuting, the direct train line from Portsmouth to London is indispensable. We're also lucky to be within the South Downs National Park, and with the Sussex Way running along the southern boundary of the property it provides ideal access for walking and cycling. The coast isn't far either, offering a refreshing change of pace with its beaches and sailing spots. Petersfield was named the best place to live in the Southeast by the Sunday Times in their 2025 Guide due to its family friendly atmosphere, excellent schools and strong community, highlighting its diverse range of sport and arts activities, and its scenic location.

The locality is blessed with an abundance of sport and leisure facilities from Champneys Forest Mere and Old Thorns Hotel Resort and Golf Club to the local recreation ground in Liss which is home to the local football teams and the tennis club.

The garden has been our sanctuary - home to herbaceous borders, a bog garden, a soft fruit patch, and a large Koi pond with an OASIS filter, letterbox waterfall, and deck that's perfect for morning coffee. We've hosted everything from weddings and retirement parties to charity garden open days, thanks to the generous outdoor spaces and ample parking.

Despite the rural feel, we're part of a warm, active community, especially through local groups in Liss and a neighbourhood WhatsApp group that brings everyone on the Ridge together. Whether you're after peace and privacy or vibrant community life, Heathcroft offers the space to shape your lifestyle as you see fit.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil. Septic tank. There will be maintenance costs involved with the septic tank and oil tank so please speak with the agent for further information.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick & tile

Council Tax – Chichester District Council

Council Tax Band H

Parking – Triple garage. Off-road parking for 6+ cars.

Mobile phone coverage – 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - FTTC Broadband connection available - we advise you to check with your provider.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01962 600691.

Website

For more information visit <https://www.fineandcountry.co.uk/winchester-andover-and-petersfield-estate-agents>





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES
MANAGING PARTNER

Fine & Country Southampton & Winchester
07715 848 162
jack.rees@fineandcountry.com

Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Winchester, Andover & Petersfield
1 Winnall Valley Road, Winchester, Hampshire SO23 0LD
01962 600691 | winchester@fineandcountry.com

