



# LONGHILL COTTAGE

Hill Brow Road, Liss GU33 7LH





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

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A charming character cottage with delightful gardens, outbuildings and outstanding views, close to amenities.

## Accommodation

Entrance Lobby | Sitting Room | Dining/Garden Room | Study | Family Room | Kitchen  
Utility Room | Bedroom with En Suite Shower Room | 3 Further Bedrooms | Bathroom  
Shower Room | Large Internal Store/Drying Room | Balcony

Various Outbuildings including Summerhouse | Potting Shed, Garage | Drive and Parking  
Attractive Gardens | Distant Rural Views

**In all about 0.54 acres (0.218 hectare)**

Mileages: Liss Village 0.6 miles | Petersfield 4.4 miles | Liphook 5.6 miles  
Guildford 23.9 miles | Chichester 28 miles | London 54.4 miles  
Main line stations and A3(M) at Liss, Petersfield and Liphook  
(Mileages are approximate)





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## SITUATION

Enjoying a private, rural setting neighbouring open countryside within the South Downs National Park, yet within easy access of Liss village centre which offers a good range of shops and restaurants catering for everyday requirements, a school, doctor's surgery and a train station serving London Waterloo. More comprehensive facilities are located in Petersfield and Liphook, both of which offer excellent state and private schools. The A3 is close by and provides excellent transport links to the north and to the creeks, beaches and waterways of the south coast.

## THE PROPERTY

A very attractive and beautifully appointed cottage of character, believed to date back to c. 1865, which has been stylishly and sympathetically enlarged to provide notably light, comfortable and flexible accommodation. Arranged principally over two floors, the cottage enjoys a lovely, first floor sitting room affording wonderful, panoramic country views, a delightfully spacious dining / garden room and two further reception rooms. Furthermore, there are many notable features including attractive cottage style windows, wooden floors, open fireplaces, a first floor balcony and some incredible distant, rural views.

## OUTSIDE

The cottage is approached via a drive culminating in a generous parking area and access to a detached garage. Meandering paths lead to the gardens of the house, which are a particularly special feature of the cottage and are beautifully arranged offering differing areas to enjoy including a formal dining terrace, elevated seating area boasting distant westerly views, an octagonal Summerhouse and more formal lawned gardens interspersed with mature floral and vegetable beds, various outbuildings and attractive borders. In all the delightful gardens extend to approximately 0.54 acres (0.218 ha).



Approximate Gross Internal Floor Area  
 Main House: 225.2 sq m / 2424 sq ft  
 Outbuildings: 23.7 sq m / 255 sq ft  
 Total: 248.9 sq m / 2679 sq ft  
 (Including Garage / Excluding Shed / Open Space)



All measurements, including the floor area, are approximate and for illustrative purposes only.



**IMPORTANT NOTICE**

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## GENERAL REMARKS

### Tenure

Freehold

### Services

Mains water; mains electricity; oil fired central heating; private drainage

### Local Authority

East Hampshire District Council

[www.easthants.gov.uk](http://www.easthants.gov.uk)

01730 266551

### Council Tax Band

G

### EPC Rating

E39

### Postcode

GU33 7LH

### Directions

Leave Petersfield on the London Road (B2070) heading in a northerly direction. Upon reaching Hill Brow, turn left opposite the Jolly Drover public house onto Hill Brow Road. Continue down the road and after approximately 0.8 miles, the driveway will be found on the left hand side (opposite the sign and turning for East Hill Drive). Proceed down the driveway where the house is located at the end.



[///tutorial.jolly.measures](https://www.what3words.com/#!/tutorial.jolly.measures)

### Viewings

By appointment with BCM Wilson Hill only.

### Selling Agent

BCM Wilson Hill

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**Petersfield**

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