



WAYFLETE COURT,

Hawkley Hurst, Hawkley, Hampshire GU33 6NS



WAYFLETE COURT

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Hampshire GU33 6NS

An impressive and
striking principal wing of a former
Country House situated in a
delightful rural setting with
attractive private and extensive
communal gardens

Accommodation

Entrance Hall | Large Drawing / Dining Room
| Sitting Room | Kitchen / Breakfast Room |
Utility Room | Cellar | Four Bedrooms | Two
Bathrooms (one ensuite)

Parking | Two Garages | Delightful
Private Gardens of half an acre | Extensive
Communal Gardens, Grounds and Woodland
of approximately 8 Acres

Petersfield (and mainline station) 7.7 miles,
Alton 8.4 miles, Winchester 19.6 miles,
Guildford 25.5 miles,
London 56 miles
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



WAYFLETE COURT

An attractive and imposing principal portion of a former country house, listed Grade II and built in a handsome, traditional 'Cotswold style' dating back to c. 1861. Occupying a corner position amongst eight private residences, Wayflete Court is a stylish, comfortable and well proportioned property, with accommodation arranged over two floors offering a blended mix of contemporary features including modern bathroom suites with more characterful touches including open fireplaces, exposed wooden floors, attractive mullion windows and a delightful kitchen / breakfast room of much character. The property enjoys a lovely sunny aspect with its main reception rooms enjoying delightful southerly views across landscaped gardens.

OUTSIDE

Approached via a long, shared drive which leads to an extensive parking area to the front of the property. In addition to the communal parking there are two garages owned by Wayflete Court. The private gardens to the property are equally charming and delightful, arranged on two levels, attractively landscaped offering a paved dining area, formal lawns and well stocked gardens to the side. The communal gardens are also a particular feature of the overall property with a variety of private 'retreats' and walkways to enjoy and relax which include a pergola, attractive fish pond, expansive lawns and wonderful woodland walkways through the former carriage drive and lightly wooded areas which lead to public footpaths across neighbouring fields and a path meandering down to the headwater stream of the River Rother, of which an element of private riverbank is owned by the estate and accessible across land owned communally.



SITUATION

Hawkley Hurst comprises the most delightful, rural, quiet and peaceful setting amid its own private grounds on the fringe of the village of Hawkley surrounded by beautiful Hampshire countryside within the South Downs National Park. Hawkley village has an active community, wonderful local walks and miles of single-track country lanes to explore, set in beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. The village amenities include the well regarded Hawkley Inn, pretty village church, village hall (with Montessori school), cricket ground and tennis court. Petersfield with its comprehensive range of facilities and main line station is an easy drive or there is more local shopping and a station at Liss. The A3 with trunk road connection 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 within the region, including Bedales and Churcher's College at Petersfield and Highfield at Liphook.

Approximate Floor Area = 253.5 sq m / 2729 sq ft
Cellar = 8.3 sq m / 89 sq ft
Garage = 25.0 sq m / 269 sq ft
Total = 286.8 sq m / 3087 sq ft

Not to scale. For identification purposes only.



IMPORTANT NOTICE

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains electricity and water. Oil fired central heating. Private drainage (septic tank).

Broadband availability

High Speed Fibre

Mobile/Internet Coverage

Limited indoors; Likely Outdoors (Ofcom)

Tenure

Leasehold 999 year lease from 1st January 1974. Hawkley Hurst Residents Company Ltd

EPC Rating

E40

Local Authority

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

Council Tax

Band: G

Postcode

GU33 6NS (please don't rely on SatNav with this postcode)

Directions to GU33 6NS

From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the

third exit signed to Liss B3006 (coming from London this is the first exit). Proceed towards Liss turning right just after The Spread Eagle public house on to Hawkley Road. Follow this road for 1.5 miles and at the top of the hill continue straight on Hawkley Road, passing the two turnings to Hawkley village on the left, turning right onto Mill Lane. Proceed a little way along Mill Lane bearing right signposted to 'Hawkley Hurst / No Through Road'. After a few hundred yards, the entrance drive to Hawkley Hurst will be found on the left hand side signed Hawkley Hurst. Follow the drive all the way to the end where the entrance to Wayflete Court will be found to the left of the main front door.

What3Words

///diplomas.cunning.minivans

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB Photographs and details prepared May 2025

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