



GOLDS COTTAGE

Petersfield Road, Greatham, Liss, Hampshire, GU33 6HA

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Hampshire GU33 6HA

A characterful Grade II listed family home offering versatile space in this unspoilt Hampshire village with good commuter access.

Accommodation

6 bedrooms (one on the ground floor with independent access) | 4 bath/shower rooms (2 en-suite) | 4 reception rooms – sitting room, dining room, snug and games room | Kitchen and separate utility room | Studio/garden office, summer house, double garage | Grade II listed within village conservation area

Garden approximately 0.30 acre (0.12 ha)

Petersfield 6.3 miles | Liss 2.4 miles
Liphook 5.2 miles | Farnham 12 miles
London 54 miles | Stations to
London Waterloo at Liss and Petersfield
(Mileages are approximate)





GOLDS COTTAGE

A charming and much-loved family home in a private, village setting, this converted ironstone carriage house and stables fuses Grade II listed heritage with modern living. Something of a 'tardis', the property has spacious living areas and cosy corners. The kitchen has open access to a snug, and beyond is a lovely conservatory/dining room with french doors to a walled terrace. The spacious sitting room is the heart of the house, with beamed ceilings and oak floors, and access to the games room. A self-contained ground floor guest suite (bedroom 6) and shower room has independent access. Upstairs are five further bedrooms, each with their own character, and three bath/shower rooms (two en-suite).

OUTSIDE

A thoughtfully designed private cottage garden, fully enclosed by stone walls and fencing. The level lawn is ideal for children's games while the herbaceous borders create a sense of flow. Three distinct seating areas and a summer house provide great options for outdoor entertaining. A spacious studio with WC offers versatility as a garden office or artisan workshop. The home is accessed via a private track leading to a paved driveway with parking for four vehicles. A double garage - currently divided into a single garage and a storage area - adds to the property's practical appeal.

SITUATION

Golds Cottage enjoys a private setting in the historic heart of Greatham village. There are fantastic country walking and cycling routes from the back door via extensive local footpaths and bridleways. The property is a short walking distance from nursery and primary schools, a village hall, playground, church, riding stables and pub. Excellent access to the A3 allows for a quick 30 minute drive to Guildford or the south coast. Liss, Petersfield and Liphook are also within easy reach for shopping and stations serving London Waterloo.

Secondary schools - TPS and Bohunt.

6th form colleges - Godalming, Alton and Bohunt.

Private schools - Churcher's (junior and senior), Ditcham, Highfield and Bedales.





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property. Golds Cottage has a right of access over the private track which leads from the village street.

Services

Mains water, gas, electricity, and drainage

Broadband availability

Superfast broadband available

Mobile/Internet Coverage

Good coverage indoors and outdoors

Tenure

Freehold with vacant possession

Construction

Period brick and ironstone under tiled and slate roofs

Local Authority

East Hampshire District Council

Council Tax Band G

EPC

D66



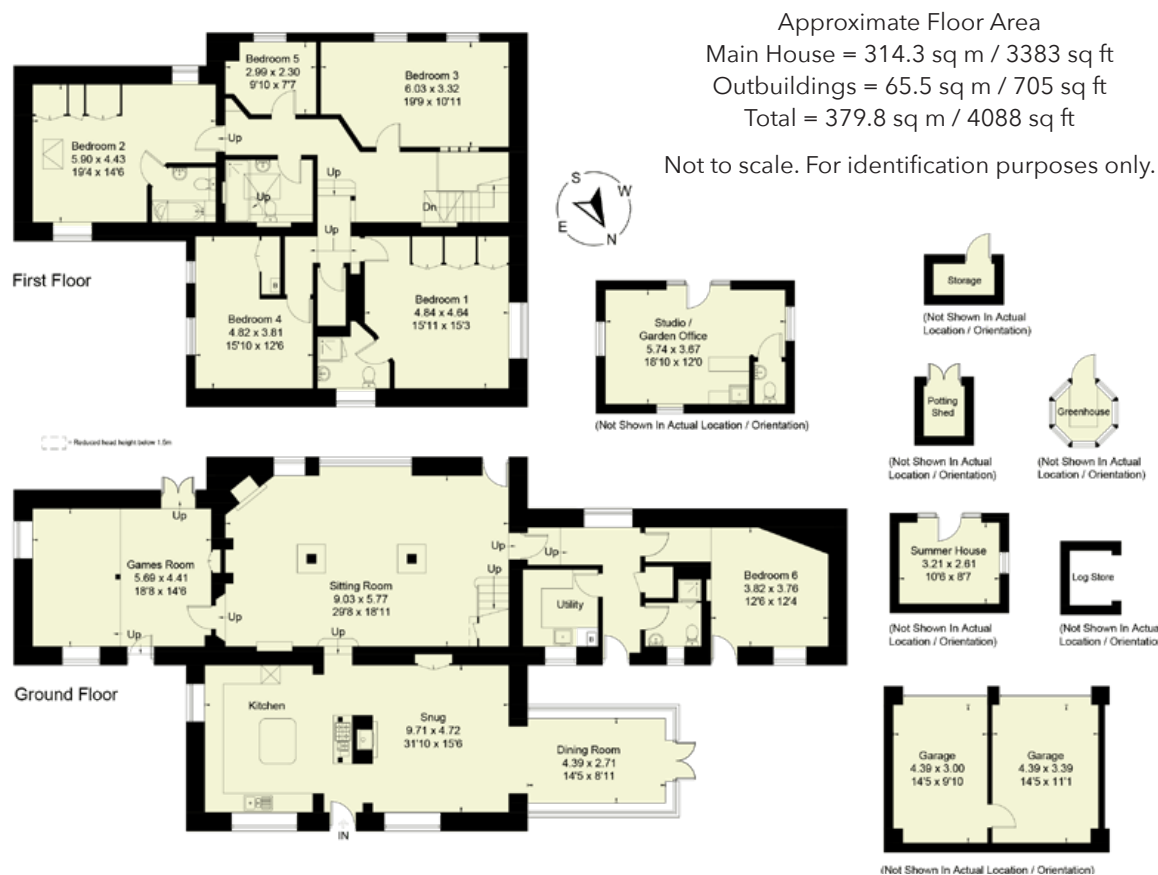


SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



Restrictions

Grade II listed, inside the South Downs National Park and Greatham conservation area.

Directions

From Petersfield, follow the A3 north to the Ham Barn roundabout taking the first exit signed to Selborne and Alton, follow for about 0.2 of a mile and then take the first turning on the right to Greatham. Follow the road past the Church on your left and, after 30m, turn right onto a private track. Golds Cottage is on your right.

What3Words

///iron.donates.agreeable

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

BCM Wilson Hill

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NB: Details and photographs dated June 2025.

IMPORTANT NOTICE

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Petersfield

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