

Hanger Court, Hawkley Hurst, Hawkley, Nr Liss





Hawkley, Hawkley Hurst, Nr Liss

A wing of a magnificent Grade II listed house dated back to 1861.

Located in the South Downs National Park in a spectacular country setting within woodland on high ground and fine views. Hanger court is a wing of a Grade II listed country mansion, Hawkley Hurst, and was designed by the eminent Victorian architect Samuel Sanders Teulon. After World War II, the estate was divided up into eight separate properties, including 3 apartments, with partly private and partly communal gardens.

Hanger Court has been completely refurbished to an extremely high standard but retains character and period features. The ground floor rooms, which benefit from underfloor heating, are well-proportioned with high ceilings and enjoying light from the large original windows. The grand entrance hall welcomes you to the property, leading you to the north of the property into bedroom 4, which is ideal for a guest suite with an en suite shower room. To the south of the property an archway leads to a large study area leading to a family room with a downstairs WC and cloakroom. Two tall grand oak doors lead from the family room into the spacious and elegant sitting room/dining room, featuring a Minster stone fireplace, which opens on either side and French doors opening out into the private garden. Beautiful feature doors lead into the vaulted ceiling kitchen/breakfast room with further doors leading onto the garden terrace and into a boot room/utility, an extension recently undertaken by the current owners.









The original circular stone staircase, which externally is the original turret, gains access to the first floor; two generously proportioned double bedrooms have fitted wardrobe cupboards, and the principal bedroom has a fully refurbished, delightfully appointed en suite shower room with underfloor heating. There is also a stylish, modern and newly fitted family bathroom. To the top of the turret is a useful storage cupboard.

Local authority: East Hampshire District Council

Council tax band: G

Tenure: Leasehold (999 year lease, expiry 31/12/2972)

Service Charge: currently £5500

No ground rent





The house lies completely concealed at the end of a private, long carriage driveway. A short walk from the house is the garage block, and the property owns two. There is 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. There is a side gate out to a path leading through the communal grounds. The private garden lies behind the house and is terraced on two levels with steps down through to a summer house. To the front of the house on the opposite side of the drive with steps leading up to a private area of garden, edged with mature flowering shrubs and bushes. Each property enjoys the use of the communal gardens and grounds which extend to about 8 acres, mostly wooded, running down to a stream which is a source of the River Rother.





Hawley, which is one of the prettiest and most unspoilt villages on the eastern side of Hampshire, lies within the South Downs National Park. It lies between the villages of Steep and Selborne. The old market town of Alton is in the north, and Petersfield is in the south. The house lies on the northeastern edge of the village on high ground, some 300 ft above sea level, looking out over the picturesque view. The village has a church, a public house which is easily accessible within walking distance, a village hall that is used as a Montessori School, a sports pavilion and various clubs. Excellent local schools include Bedales School, Churchers College, Bohunt School and Ditcham Park. Although the property is in the countryside, the village is not remote, there are local shops and a train station with trains to London Waterloo at Liss from 66 minutes. (Times and distances are approximate).



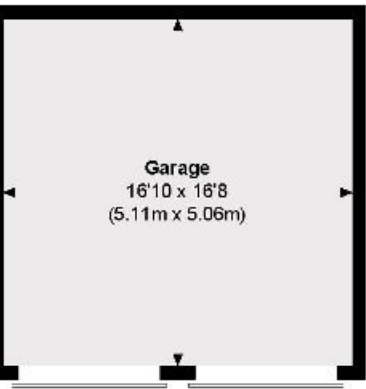
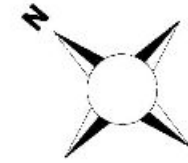




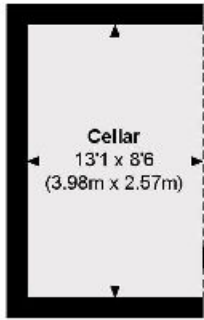
Hanger Court

Approximate Gross Internal Area
Main House = 3159 Sq Ft / 293.44 Sq M
Garage = 278 Sq Ft / 25.86 Sq M
Total = 3437 Sq Ft / 319.30 Sq M

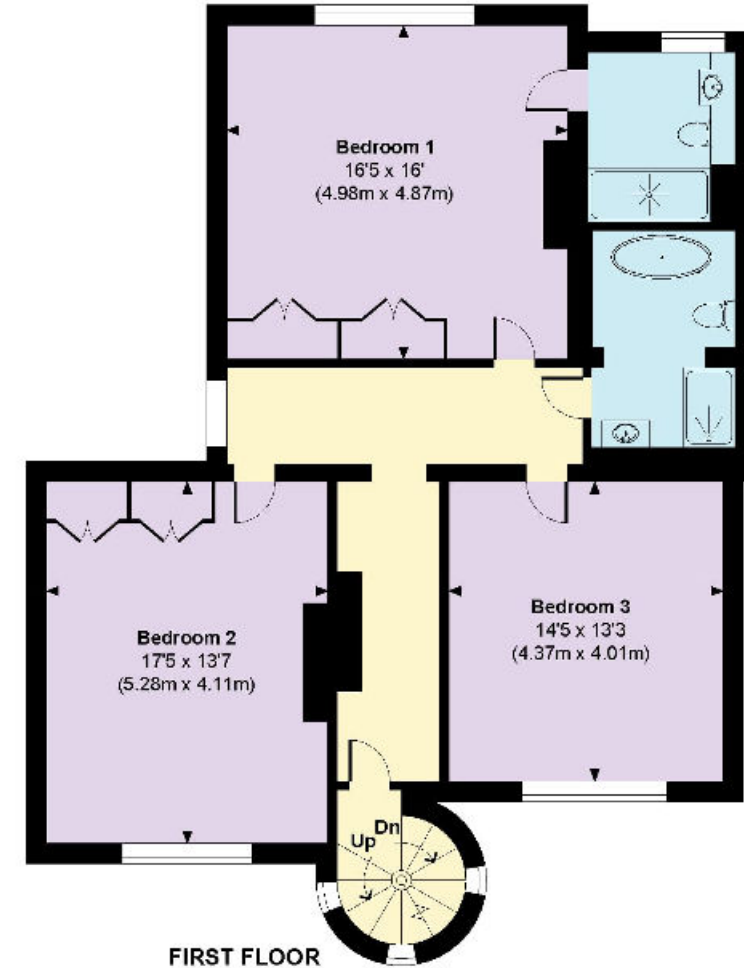
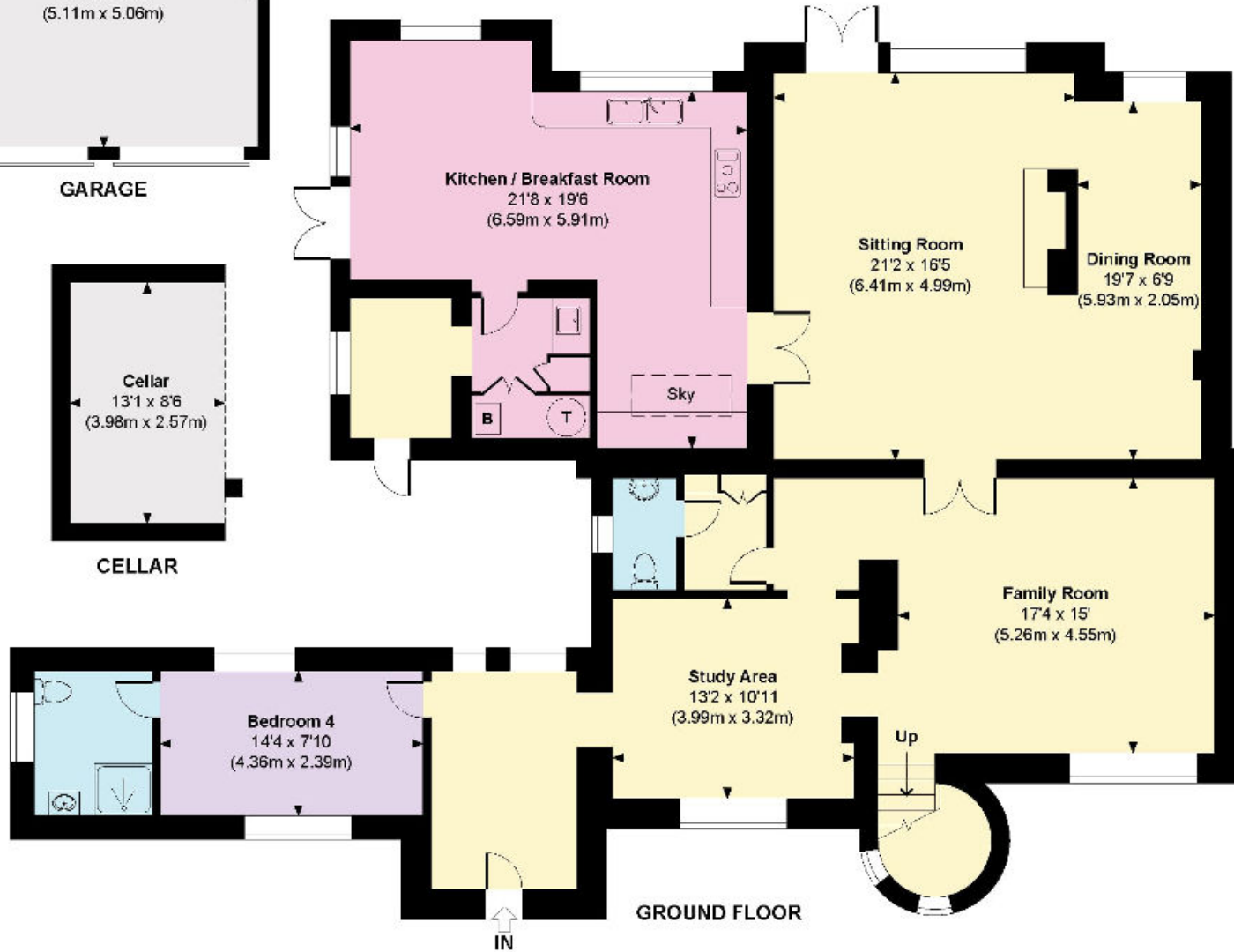
Outbuildings are not shown in correct orientation or location.



GARAGE



CELLAR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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