



London Road, Rake,
Hampshire GU33 7PQ

HOMEWOOD, LONDON ROAD, RAKE, HAMPSHIRE, GU33 7PQ.

Imagine enjoying these truly outstanding views every day. From the height of summer sun rises, to a snow laded vista in Winter, come and fall in love with Homewood. Our clients are reluctantly listing this wonderful property after methodically and creatively rejuvenating this property over the last 12 months. The house is impeccably presented and offers a rare chance to own a sizeable house of such quality.

The property sits set back behind its gated driveway and is well screened from the road. At the rear it boasts an elevated location with far reaching views over the picturesque Milland valley. The accommodation is bright and airy and tastefully presented throughout. It features an L-shaped living/dining room with contemporary fireplace, a large single piece window and bifold doors out to the garden terrace. The kitchen/breakfast room is brand new and has been stylishly chosen and installed with perfect precision. There is a useful utility room and the ground floor is completed with a double bedroom which has been recently utilised as a study, and a modern bathroom. Upstairs there are three further bedrooms, all enjoying the stunning views. The primary bedroom has a superb en-suite bathroom which has been newly installed and double fitted wardrobes.

A wide driveway leads to the double garage with a large front door and no mid support pillar and a personal door at the rear. There is a newly improved and covered entrance porch which leads into the hallway. When in the south facing rear gardens, one finds an extensive sundeck, an incredible area for relaxation or entertaining. There's a lower level and patio and then a large area of level lawn. Steps then lead down to the hillside area of garden. Here you will find the newly installed garden studio cabin. This has unquestionably been a wonderful addition during our clients ownership. Further into the garden are many shrubs and trees and some light woodland. In total the plot extends to just under half an acre.

- **Some of the very best views of the South Downs**
- **Two south facing garden terraces and woodland garden area**
- **Brand new garden studio with terrace and outstanding views**
- **4 bedrooms and 3 bathrooms**
- **Comprehensively updated in last 12 months**
- **Overall plot of 0.43 acres**
- **Brand new quality fitted kitchen**
- **Double garage (without mid pillar) and gated driveway**

CG LIPHOOK

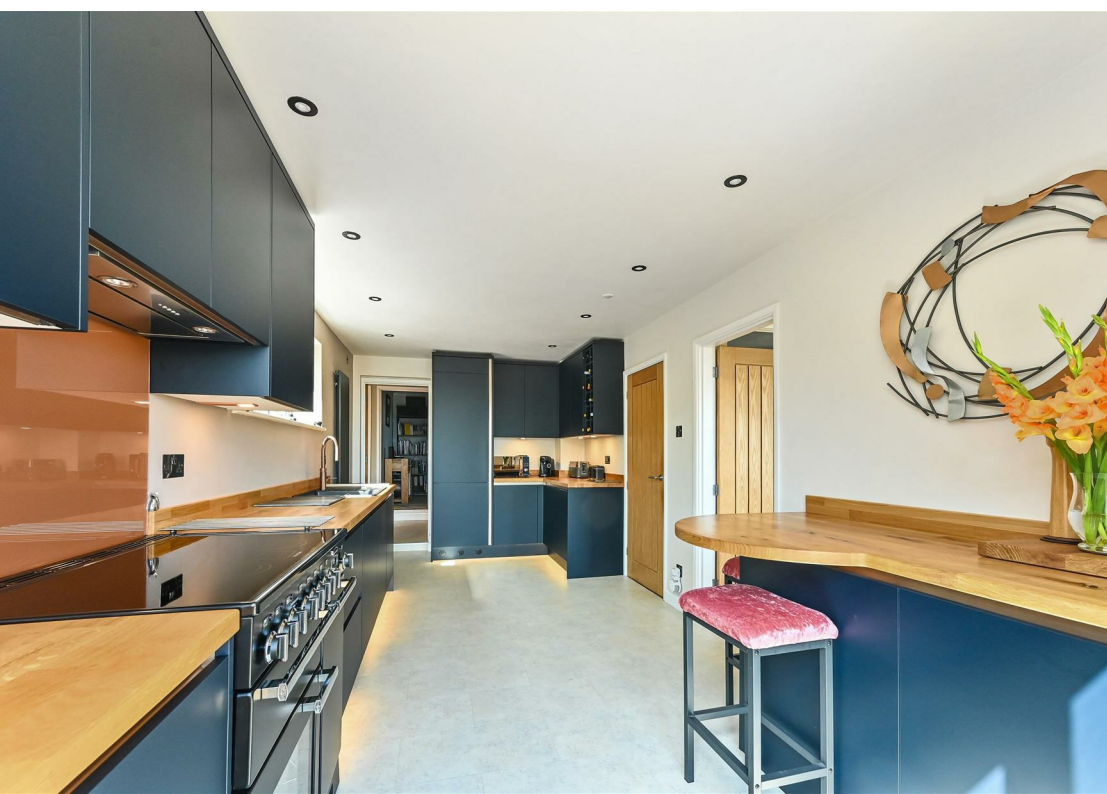
2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

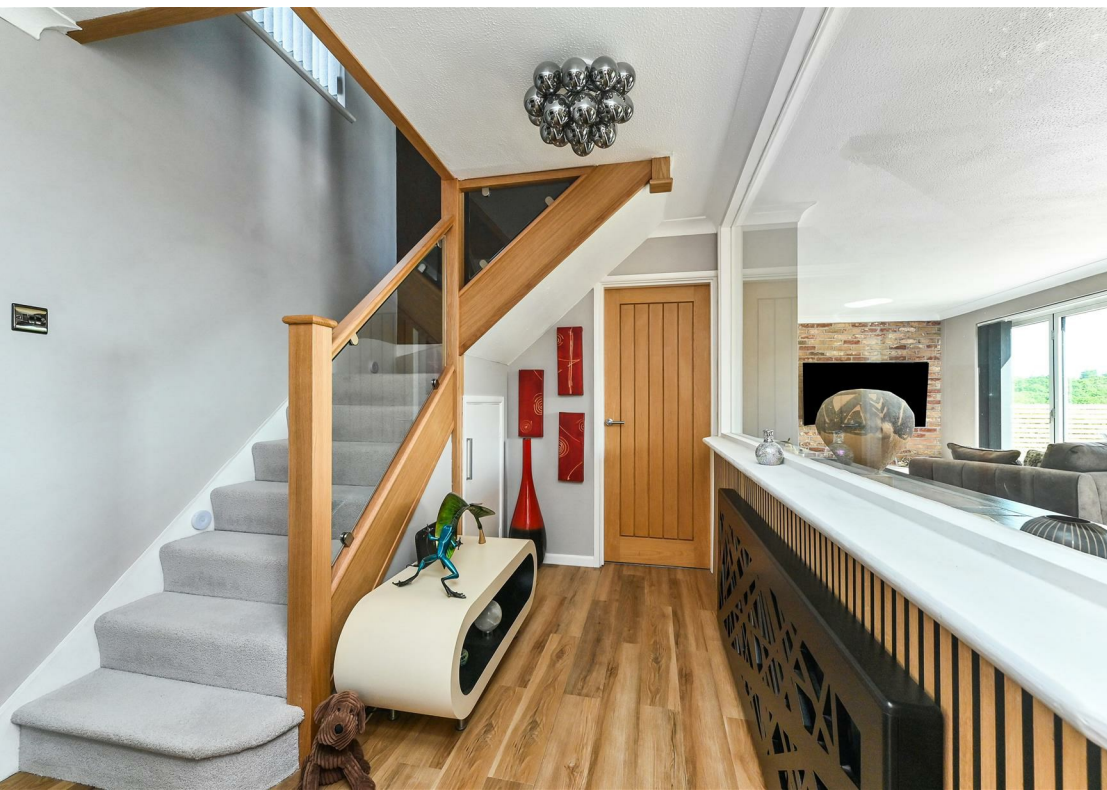
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Local Authority: Chichester District Council Tax Band F
Services: Mains water, electricity, septic tank drainage, oil central heating.









SITUATION

Rake is a highly regarded and desirable village situated between Liphook and Petersfield in an elevated location with outstanding views over the Milland Valley. There's a varied mixture of country and family homes within the vicinity with delightful walking countryside. The centre of the village encompasses a traditional country pub, a garden centre and Rake primary school. Within easy reach lies Liss which provides day to-day facilities including local shops, doctors' surgery and mainline railway station. More comprehensive facilities and schools can be found in Petersfield and Liphook. The towns of Midhurst and Haslemere are also short journeys away. The property is set within the South Downs National Park which

provides some magnificent walking and riding country, as well as many other outdoor leisure amenities and picturesque villages. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray, as well as good access to the well-regarded Churcher's and Bedale's schools.




DIRECTIONS

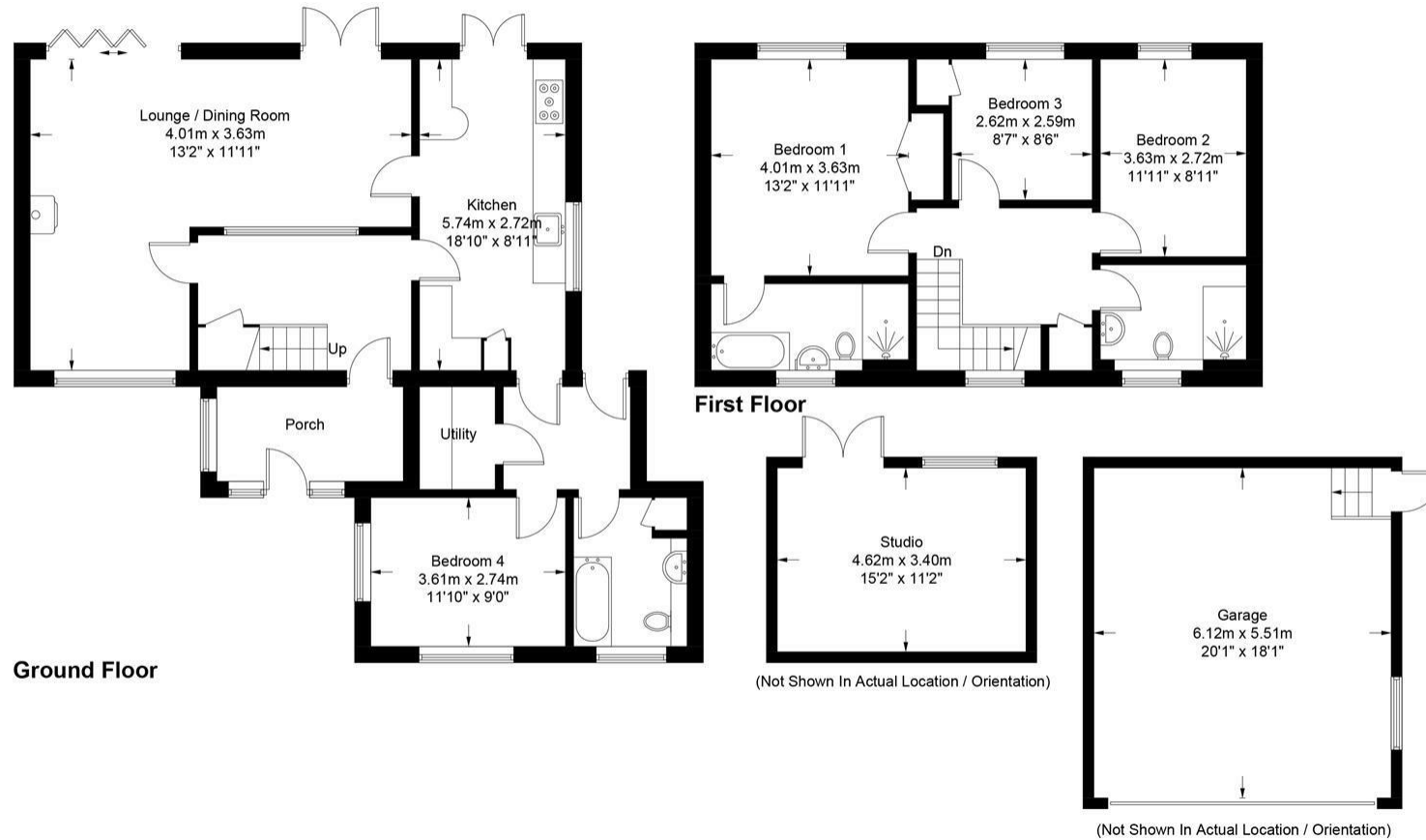
From Liphook proceed out of the village along the B2070 proceeding to the village of Rake passing the garden centre and pub on your right and where the property will be found on the left just past the slip road

14th November 2024

Liss mainline station – 1.5 miles
 Petersfield Town Centre – 4.5 miles
 Liphook – 4 miles
 Haslemere – 9 miles
 Guildford – 24 miles
 M25 Wisley Junction – 30 miles
 London – 52 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Approximate Gross Internal Area = 196.9 sq m / 2119 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1120362)
Produced for Clarke Gammon

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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