



Farthers Common, Hill Brow,
Liss, Hampshire GU33 7QF

CLARKE  GAMMON

**GREY WALLS BUNGALOW, FARTHERS
COMMON, HILL BROW, LISS, HAMPSHIRE
GU33 7QF**

Detached timber framed
bungalow

Approximately 1/3 acre
overall plot

Attractive, established
gardens

Southerly rear aspect

Ripe for potential
modernisation or re-
development

Rare oppourtunity to
purchase this style of
property

Generous driveway parking,
garage and outbuildings

Walking distance to popular
pub, 10 minutes drive to
Petersfield or Liphook



**A charming detached timber
framed bungalow, measuring to
nearly 1700 sq ft, with attractive
gardens and located on a
peaceful lane in Hill Brow.**

THE PROPERTY

We are pleased to bring the market Grey Walls Bungalow, a 1960's timber framed bungalow which has been lovingly owned within the same family for over 40 years. The internal accommodation has been extended and added to several times over the years which has greatly enhanced the overall size, a fact that is not immediately obvious from first glance.

In its current guise the property has four bedrooms, several reception rooms, a fairly modern kitchen, a large utility and two bathrooms. The property could be lived in as is for many more years or could be completely revamped and remodelled.



THE GROUNDS

Grey Walls Bungalow is set in grounds of around 1/3 acre, with gardens all around and offering great screening and privacy from neighbouring homes. There are a variety of outbuildings and plenty of parking on the gated driveway. The rear garden enjoys a southerly aspect, has areas of patio and lawn as well as borders which are well stocked with plants and shrubbery bushes.

SITUATION

This property occupies an established and prominent position in the favoured village of Hill Brow, and is conveniently situated for access Petersfield, Liphook and Liss all of which have mainline stations which connect with London Waterloo, as well as excellent ranges of shopping facilities, coffee shops and public houses. In Hill Brow itself, there is the brilliant Jolly Drover pub, with its excellent food and choice of drinks. There is easy connection to both the South coast and London via the A3 which is close by. Within the area there is a range of excellent schooling, including Ditcham Park between South Harting and Petersfield, Churcher's College, Bedales in Petersfield, and Seaford College near Petworth. There are excellent state schools within the proximity, including Petersfield school, Bohunt Academy in Liphook and Midhurst Rother College. Goodwood and Cowdray Park provide horse and car racing, and sailing at Chichester harbour. The area boasts some superb golf courses at Liphook, Hindhead, Cowdray, and Goodwood, and a good local course in Petersfield. The area as a whole is surrounded by beautiful countryside, ideal for walking, cycling, and riding with suitable footpaths and bridleways.

Liss 1.5 miles

Petersfield 3.5 miles

Liphook 4.5 miles

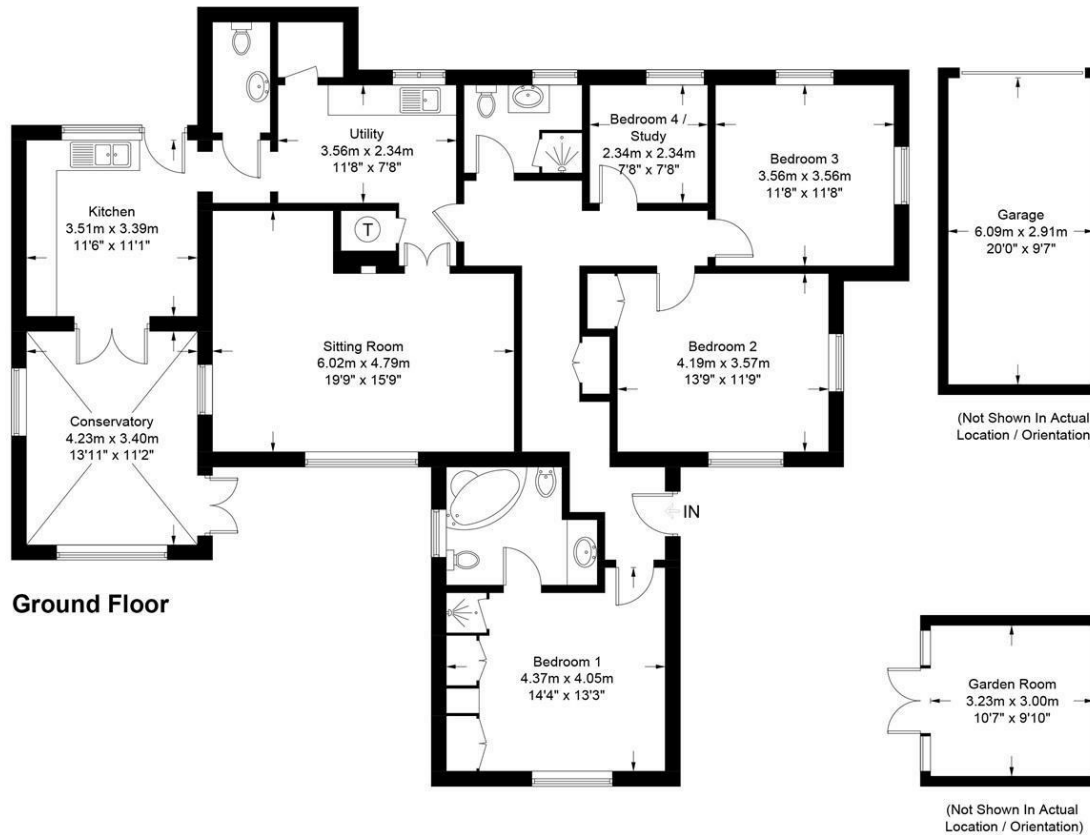
Haslemere 9.5 miles

Chichester 18 miles

Guildford 21 miles

London 54 miles

Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft
 Garage / Garden Room = 27.4 sq m / 294 sq ft
 Total = 182.0 sq m / 1958 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1184096)
 Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX


BAND F

SERVICES

Mains Water, Electricity. Private Drainage. Oil supplied Heating.

16th May 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

From the centre of Liphook, leave in a Southerly direction on the B2070 signposted Petersfield, pass through the centre of Rake, then up the hill into Hill Brow. Keep going until the Jolly Drover is on your left. Farthers Common will be the next turning on the right hand side.

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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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