



Highbrook Hall

Highbrook Hall  
Hawkley Road  
Liss  
GU33 6JP

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In a truly remarkable setting, a stunning private country estate approaching 70 acres, with immaculate Grade II listed country house and exceptional gardens

- Reception hall, drawing room, dining room, music room and study
- Kitchen / breakfast room, domestic offices and wine cellar
- Principal bedroom suite
- 2 further bedroom suites, 6 further bedrooms, 4 further bathrooms and kitchenette
- 1 one-bedroom cottage and 2 two-bedroom cottages
- Office / 3 bedroom cottage
- Party barn and extensive outbuildings
- Swimming pool, tennis court, mature gardens and kitchen garden
- In about 70 acres
- A further 134 acres, stabling, indoor arena, outdoor arena, fenced paddocks and farmland available by separate negotiation













Boiler Room  
4.94 x 2.90  
16'3" x 9'6"

Gym  
6.32 x 4.94  
20'9" x 16'3"

Pool House

Games Room  
7.00 x 5.98  
23'0" x 19'6"

Pantry

Kitchen/  
Breakfast Room  
7.32 x 4.25  
24'0" x 14'0"

Family Room  
6.98 x 5.69  
22'9" x 18'9"

Dining Room  
7.01 x 5.56  
23'0" x 18'3"

Wine Store  
6.35 x 2.55  
20'9" x 8'3"

Store Rom

Cellar

Log Store

Study  
5.64 x 4.13  
18'6" x 13'6"

Drawing Room  
7.12 x 5.64  
23'3" x 18'6"











First Floor







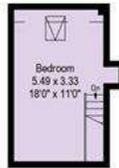




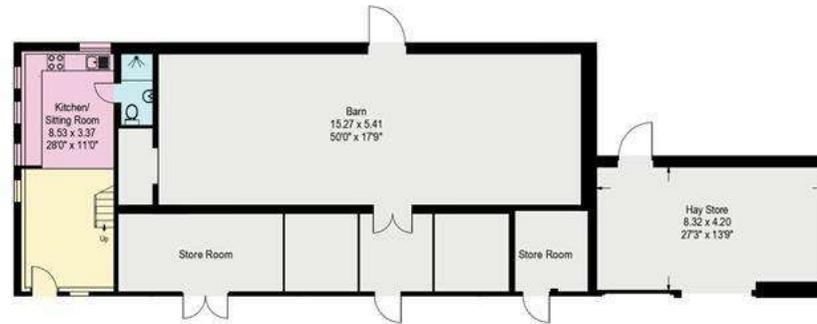
Old Blacksmith's Cottage & Garages



First Floor



First Floor



Courtyard Cottage & Stores



First Floor

Old Estate Offices & Stables







Approximate total gross internal area; House 9,698 sq ft / 901 sq m (including log store and cellar); Old Blacksmiths Cottage and garages 2,121 sq ft / 197 sq m; Courtyard Cottages and Stores 2,454 sq ft / 228 sq ft; Old Estate Offices and Stables 2,282 sq ft / 212 sq m.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Local authority: East Hampshire District Council. Tel: 01730 266551.

Viewing strictly by appointment.



**house.**  
PARTNERSHIP



**Joint marketing agents:**

**house. Partnership**

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