



# Quarry House

Wheatsheaf Common, Liphook, Hampshire



# A spacious family home designed by a notable architect, with a tennis court in attractive gardens and grounds

Liphook - 0.7 miles (London Waterloo 65 minutes). Haslemere - 5 miles (London Waterloo 56 minutes). Petersfield - 8 miles. Guildford - 19 miles. Chichester - 21 miles. Heathrow Airport - 41 miles. London - 49 miles (Distances and times approximate).



5



2



3

## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Drawing room | Snug | Kitchen | Breakfast/Dining room | Study | Rear hall and boot room | Utility room | Pantry | Cloakroom

**First Floor:** Principal bedroom with bathroom en suite | Four further double bedrooms | Office | Family bathroom

### Garden and Grounds

Tennis court | Car barn | Sun terraces | Machine and garden stores

**Gardens and grounds in all approximately 1 acre**



## Situation

(Distances and times are approximate)

Quarry House is located on Wheatsheaf Common, adjacent to the prestigious Liphook Golf Club, one of the top 100 golf courses in England. The property is ideally positioned for access to Liphook village, with its local amenities and mainline train station, which is less than a mile away. Liphook offers convenient shopping, including a large Sainsbury's, while towns like Haslemere, Petersfield, and Guildford provide more extensive shopping options.

The area boasts excellent transport links, with the A3 nearby offering connections to the M25, London, Portsmouth, and both Gatwick and Heathrow airports. The surrounding region has a wide selection of schools including Brookham/Highfield Schools and Churchers Junior School in Liphook, St Edmunds and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere and Seaford College near Petworth. Additionally, are Churcher's College and Bedales to the south in Petersfield.

Sports enthusiasts will appreciate the variety of options, including golf at several nearby courses, racing at Goodwood and Fontwell, polo at Cowdray Park, and sailing at Frensham Ponds and Chichester Harbour. The house is situated within the South Downs National Park, offering direct access to numerous footpaths and bridleways, with additional natural attractions such as Blackdown National Park and Waggoner's Wells nearby.



## The Property

Quarry House, designed by renowned architect H. Inigo Triggs during the interwar period (1914-1918).

Diligently maintained to a high standard by our clients and enhanced during their ownership, Quarry House presents as a rare opportunity to acquire an exceptional family home in a superb location within the South Downs National Park. Recent improvements include replacing most of the windows throughout, adding a tennis court and car barn, renewing the private drainage system (2024), and remodelling the gardens with a garden designer (2023).

The house features plentiful reception rooms, with engineered oak flooring in several, and include a large drawing room with an open fireplace under a wonderful circular window (an architectural feature of Triggs during the Arts and Crafts movement), an attractive kitchen with an oil-fired AGA at its heart, window seat, and a breakfast/dining room in a semi-open plan arrangement which is surrounded by windows and flooded with light throughout the day. Adjoining the kitchen is a walk-in pantry, utility room, and a back door leading to the garden. Further to the ground floor are a snug with a log burner, a study, and a rear hall/boot room.

Upstairs there are five double bedrooms, one en suite, a family bathroom with underfloor heating, and an office. All the rooms enjoy wonderful views around the property, good ceiling heights, and the majority benefit from built-in wardrobes or cupboards.





## Outside

To the outside, the property sits in a plot of about an acre of formal gardens and grounds. Various terraces are strategically dotted around the house and grounds making the most of the sun throughout the day. The tennis court, constructed in 2010 is located at the rear of the garden and flanked on three sides by mature trees and hedging. Further to the outside are cutting and vegetable gardens, Rhododendron, Magnolia, acers, azaleas, a perennial flower meadow, mixed borders. Practically speaking the gardens further benefit from two stores in addition to the storage provided by the car barn. Notably, the barn is ready fitted with a power supply should an electric car charger be required.

## Property Information

**Services:** We are advised by our clients that the property has mains water and electricity with private drainage and oil-fired central heating. Of note, the bathrooms have underfloor heating.

**Local Authority:** South Downs National Park - 01730 814810  
Chichester District Council - 01243 785 166

**Directions:** Postcode: GU30 7EQ  
What3Words: winter.springing.prettiest

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

## Approximate Gross Internal Floor Area

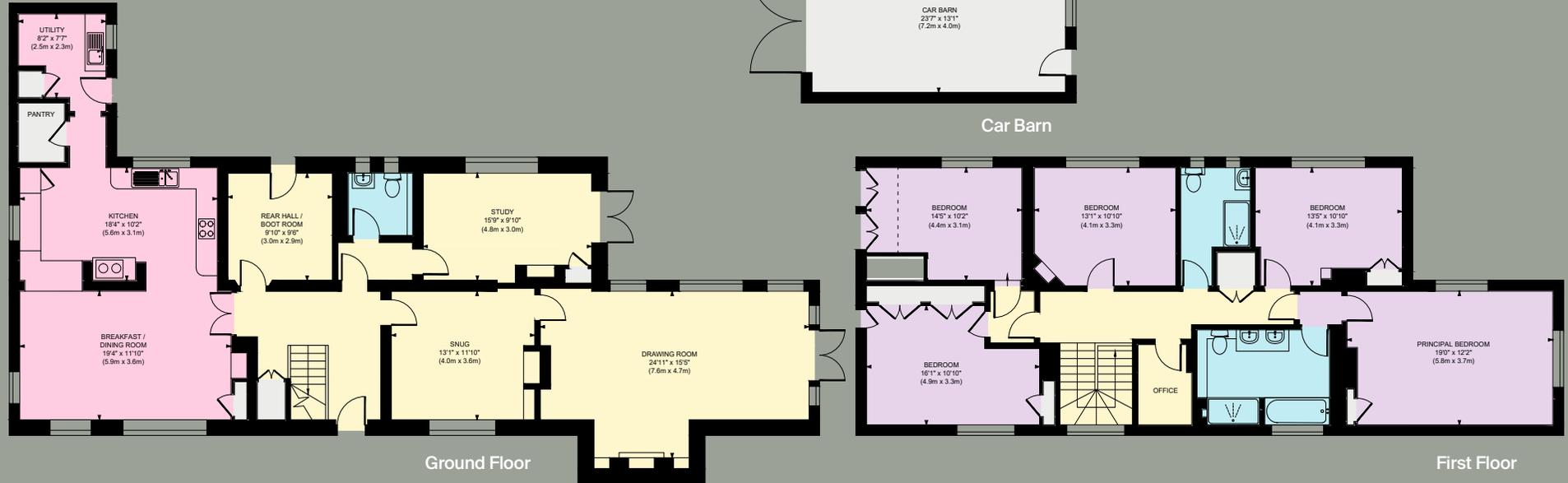
Main House: 273 sq.m / 2,939 sq.ft

Garage: 29 sq.m / 314 sq.ft

Total: 302 sq.m / 3,253 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Haslemere

1 West Street

Haslemere, Surrey

GU27 2AB

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Aelish Paterson

01428 770 567

[aelish.paterson@knightfrank.com](mailto:aelish.paterson@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated May 2024, August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.