



OLD LONDON

Rake Road, Liss, GU33



AN EXCEPTIONAL COTTAGE WITH FAR REACHING VIEWS.

Set within the tranquil beauty of Hampshire, this Grade II Listed detached cottage offers an enchanting blend of historic charm and rural tranquillity, with sweeping views over open fields.

			EPC
3	2	3	TBC
			

Local Authority: East Hampshire District Council
Council Tax band: G
Tenure: Freehold



LOCATION

Old London occupies a convenient position within South Downs National Park and on the outskirts of Liss village on the Hampshire/West Sussex border.

The village is a short walk away and provides good shopping facilities for every day needs, cricket and tennis clubs and Petersfield Golf Club is nearby as well as Liphook Golf Club and Old Thorns Golf Club.

The larger towns of Petersfield and Haslemere provide a more comprehensive range of shopping and recreational facilities as well as two further mainline stations. Communications are excellent with the A3 within easy reach providing access to London, the M25, the airports of Gatwick, Heathrow and Southampton as well as to the south coast.





THE PROPERTY

Dating back to the 17th century, Old London—formerly known as The Londoners' Garden—is steeped in character and history. Its most distinctive interior feature, exposed timber beams, is thought to have originated from ships once moored in Portsmouth. According to local legend, a London baker settled here centuries ago, cultivating the garden that gave the cottage its original name.

At the heart of the home is a bespoke, hand-crafted kitchen, designed with a thoughtful mix of built-in and freestanding cabinetry - ideal for both everyday living and entertaining. From here, a hallway leads through to the dining room, which flows into a conservatory offering panoramic views of the rear garden and surrounding countryside.

The sitting room features a substantial inglenook fireplace with a wood-burning stove set beneath a large beam. With exposed timbers, triple aspect views bringing in excellent natural light throughout the day and generous proportions, it's a practical and comfortable space for both relaxed living and entertaining.

Upstairs, there are three double bedrooms, two of which are dual-aspect, filling the rooms with natural light and framing scenic rural views. On this level is a family bathroom and separate WC.



OUTDOORS & OUTBUILDINGS

Approached via a gravel driveway, the property provides ample parking and a charming barn-style garage/workshop, complete with power supply and a reclaimed tile roof. Adjacent to the garage, a covered outdoor entertaining area provides a sheltered space for dining or relaxing, ideal for enjoying the garden in all seasons.

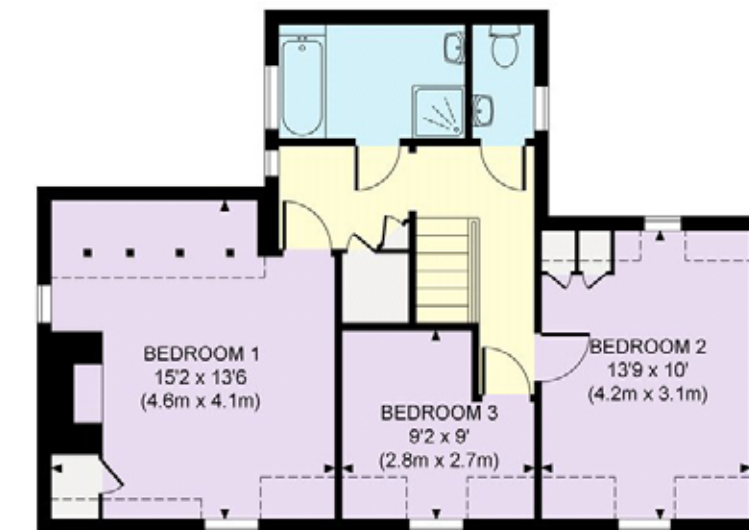
A stone path leads to the front entrance, flanked by lawn and well-stocked flower beds. To the rear, the garden is mainly laid to lawn, bordered by mature shrubs and hedging, and enjoys tranquil views across open fields and woodland.

Old London represents a rare opportunity to acquire a characterful, peaceful home steeped in history, yet perfectly equipped for modern rural living. It captures the elegance and charm often highlighted in prime Surrey and Hampshire listings, without losing its unique identity.

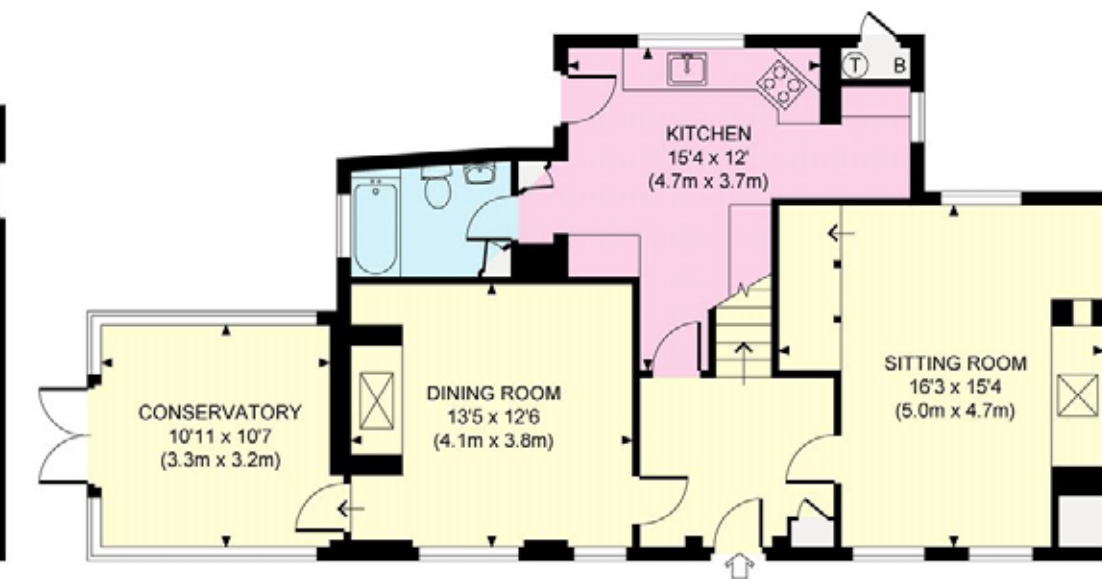
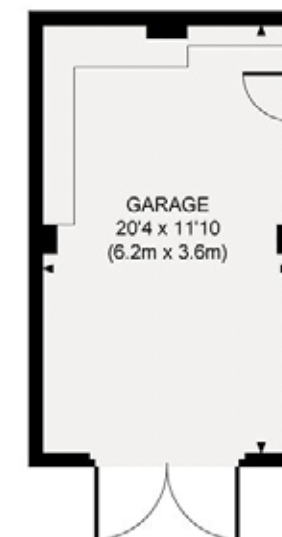




Approximate Gross Internal Area
1436 sq ft / 133.4 sq m
Approximate Gross Internal Area Outbuildings
238 sq ft / 22.1 sq m



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Kate Erlam
01428 770 563
kate.erlam@knightfrank.com

Knight Frank Haslemere
1 West Street
GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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