

West Acre Barn

Hill Side Lane, Hillbrow,
Hampshire GU33 7PT

Built Approx. 10 Years Ago



**Peter Leete
and Partners**

ESTATE + AGENTS

West Acre Barn, Hill Side Lane, Hillbrow, Hampshire GU33 7PT

Guide Price: £1,300,000 Freehold



- 2820 SQ FT built approx. 10 years ago.
- Approximately ¼ acre grounds
- Council Tax: G
- EPC Rating: C
- LOCAL AUTHORITY: Hampshire County Council.
- Solar Panels, Oil central heating, private drainage and mains water and electric.
- Liss Station 1.1 mile
- A3 London to Portsmouth 1.8 mile
- Gated Driveway.

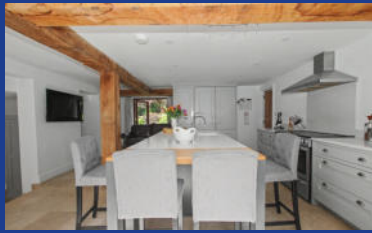
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An impressive set of glass entrance doors flanked by full height windows opens into a wonderfully bright reception hallway with attractive oak staircases and vaulted ceilings to the first floor landing and accommodation. From the hall doors open into a fine living room with triple aspect and feature fireplace with wood burner. There is a second reception room being a family room with views to the rear garden and a third reception room offers a dining space leading from the Kitchen and breakfast room. The spacious kitchen areas offer dual aspect with double doors to both front and rear gardens. The fitted equipment is of a high specification and a further door opens into a utility and cloakroom. A further door leads into the hallway and study. The main first floor accommodation is accessed from the entrance hall with 3 generous bedrooms each with en-suite facilities. The guest bedroom is accessed via the ground floor kitchen/breakfast room with its own private staircase and again affords a 4th en-suite. Outside the house is approached by a gated entrance with a sweeping gravel driveway lined with trees and shrubbery. There is parking for a number of cars and a detached single car port. The gardens are predominately laid to lawn with a variety of mature trees, shrubs and hedging. The front and rear afford a high degree of privacy.

Situated in a peaceful location on Hill Brow north of the village of Liss in a no through road. On the borders of West Sussex and Hampshire, this property is approximately 0.7 mile away from Liss village centre where amenities include a number of a shops, a school and a train station where there is a direct link to London Waterloo. For a wider selection of facilities, the town of Petersfield is approximately 4 miles to the south. Petersfield boasts an excellent range of shops, a sports centre, and another train station. Families with children will appreciate the variety of schools available in the area, including the likes of Bedales, Churcher's College, The Petersfield School and Bohunt. Being in the heart of the South Downs National Park, the surrounding countryside is renowned for its nature beauty and open landscapes. 2 miles from the A3 with links to London, M25 Gatwick and Heathrow airports as well as the south coast.

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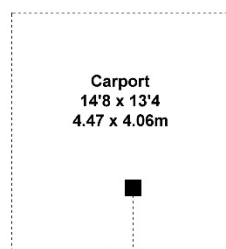


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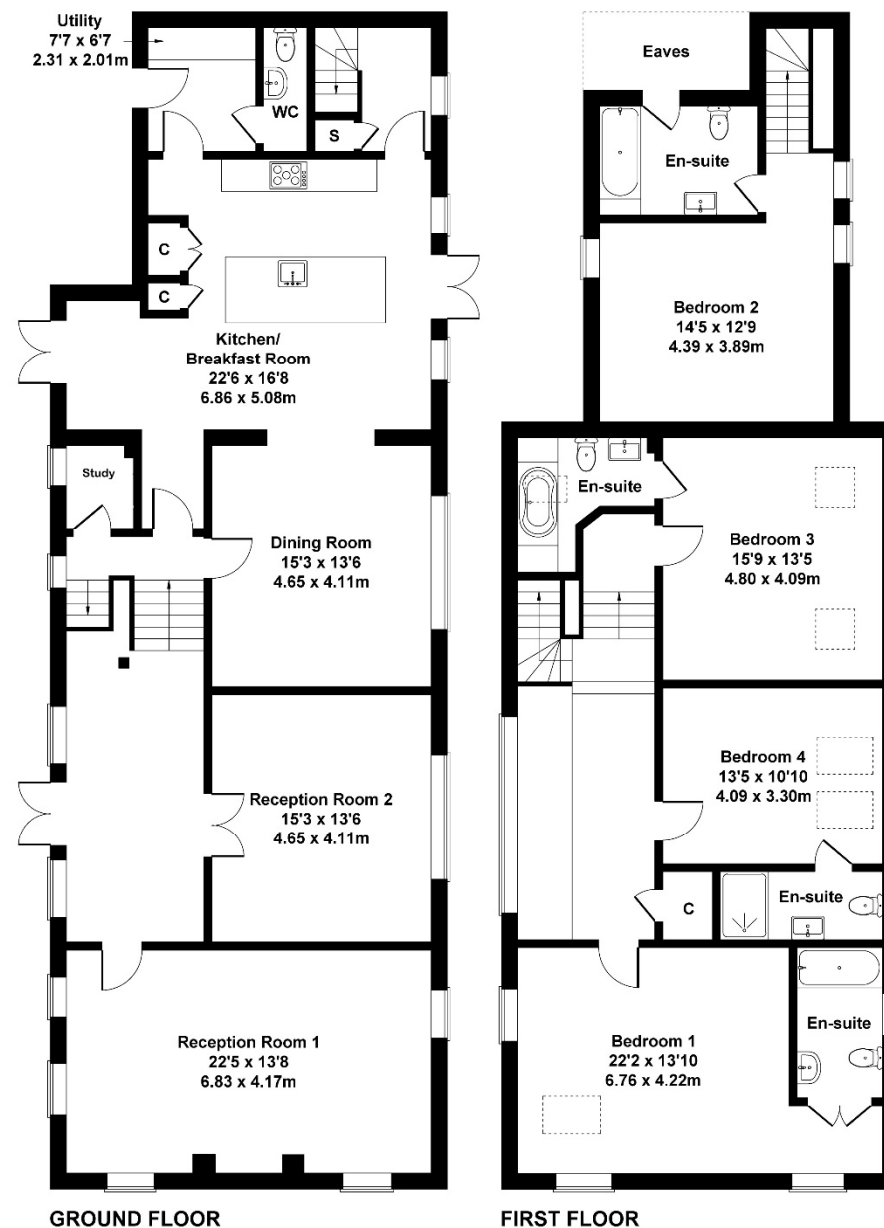


CARPORT



West Acre Barn

Approximate Gross Internal Area
2820 sq ft - 262 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.