

MIDDLE OAKSHOTT FARM

Hawkey, Hampshire GU33 6LP



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A stylish and beautifully appointed country property with outbuildings and delightful gardens including paddock of approximately 1.56 Acres (0.631 ha).

Accommodation

Entrance / Dining Hall | Cloakroom |
Sitting Room | Family Room | Kitchen /
Breakfast Room | Garden Room | Utility
Room | 3 Ensuite Bedrooms | Parking
| Detached Double Garage | Store
Room | Office & Separate Shower
Room Above | Gardens and Grounds of
Approximately 1.56 Acres (0.631 ha)
| EPC: TBC

Hawkey 1.2 miles | Liss 3.5 miles
| Petersfield (and mainline station)
4.1 miles | Guildford 25.5 miles | London
55 miles | Mileages approximate





THE PROPERTY

An attractive and beautifully presented converted barn offering spacious, flexible and light accommodation throughout. Believed to have been converted in 2000, the property is arranged over two floors offering much charm and character throughout with particular notable features including exposed oak timbers, an impressive, vaulted entrance / dining hall, contemporary kitchen / breakfast room, two reception rooms and three ensuite bedrooms. The barn enjoys a lovely, private position with wonderful views across its own extensive gardens.

OUTSIDE

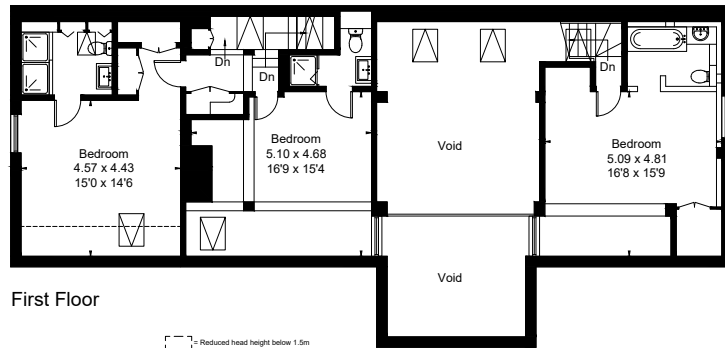
Approached through a five bar gate a driveway provides parking and access to the double garage with a side path leading to the property. The gardens are particularly delightful offering much privacy and seclusion with level lawns and space for outdoor dining and/or relaxation. The lawns lead directly from the property. On one side, there is rising ground. On the other, there is a post and rail fence which separates the lawn from a generous paddock/field with light woodland. In all the notably sunny gardens and grounds extend to approximately 1.56 Acres (0.631 ha).

LOCATION

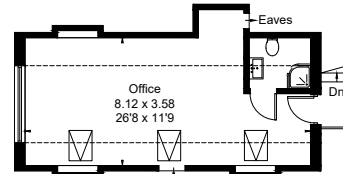
The property enjoys the most delightful, rural position in Oakshott on the fringe of the very pretty village of Hawkley. Hawkley is one of Hampshire's most unspoilt quintessential villages with an active community, wonderful local walks and miles of single-track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve. The village amenities include the Hawkley Inn, church, village hall (with Montessori school), cricket ground with play area and tennis court. Petersfield, with its comprehensive range of shopping and recreational facilities and main line station, is within easy driving distance as is the village of Liss with its selection of shops and train station. There are well regarded state and private schools within the region, including Bedales, Churcher's College and Ditcham Park School at Petersfield.



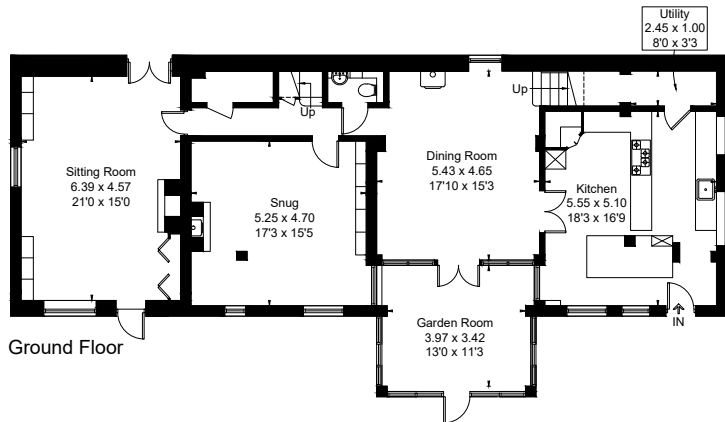
Approximate Floor Area = 240.9 sq m / 2593 sq ft (Excluding Void)
Outbuilding = 77 sq m / 829 sq ft
Total = 317.9 sq m / 3422 sq ft



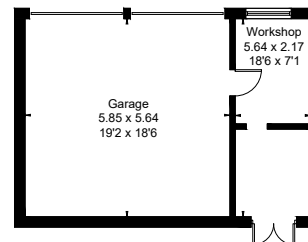
First Floor



Outbuilding - First Floor



Ground Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location)

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains electricity and water, private drainage treatment plant, LPG heating.

Broadband availability

Ultrafast available (Ofcom).

Mobile/Internet Coverage

Good outdoor, variable in-home (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band F

EPC

tbc

Directions to GU33 6LP

From Hawkley village green proceed south for approximately 0.6 miles turning left into Middle Oakshott Farm Lane. Proceed along the lane for approximately 0.7 miles where the property will be found on the right hand side.

What3Words

///refills.trimmer.cookers

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at July 2026.

IMPORTANT NOTICE

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