





SITUATION

West Park Cottage occupies an impressive position on Hawkley Road, on the fringe of both Liss and Hawkley villages and within the setting of the South Downs National Park. The property is approached over a gated driveway, with open farmland immediately adjacent, affording a genuine sense of rural seclusion while remaining within easy reach of everyday amenities, mainline rail connections and the wider road network.

DESCRIPTION

West Park Cottage presents a highly successful marriage of period character and contemporary design, extending to approximately 2,108 sq ft of well-proportioned accommodation arranged over two floors, together with a detached oak-framed double garage. Considerable care has been taken to retain the charm and character of the original cottage throughout lending a warmth and authenticity.

The ground floor is arranged with a natural and sociable flow. The kitchen/breakfast room is fitted with a range-style Aga, a pantry and a built-in bench seat with storage beneath, and finished throughout in porcelain tile with underfloor heating; this opens through to a generous dining room with French doors opening onto the rear garden, ideal for entertaining. The principal sitting room is double aspect and centred upon a stone fireplace with an open fire, flanked by built-in cabinetry, and is complemented by a separate television/sitting room with wood-burning stove. The study, boot room/utility and downstairs W.C completes the downstairs accommodation.

A dedicated staircase leads to the main bedroom, which benefits from an ensuite and access to a storage room with



eaves access. There are three further bedrooms, all of good size, and a family bathroom with shower, finished in black marble tile. These are lovely, bright rooms with great views to the front and back, surrounded by greenery

OUTSIDE

The gardens are a particular feature of West Park Cottage, laid predominantly to the west, and enjoy a Mediterranean, al fresco character with a paved terrace ideal for outdoor dining. The grounds further include a natural pond, a productive vegetable garden and an orchard of apple, pear and plum, together with a brick built garden store. The property is further served by a detached oak-framed double bay building, divided to provide a garage to one side, enclosed by timber doors with power and lighting, and an open-fronted car port to the other. In all, the grounds extend to approximately 0.5 acres.

SCHOOLS



**Approximate Gross Internal Area 2108 sq ft - 196 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1266 sq ft – 118 sq m

First Floor Area 842 sq ft – 78 sq m

Garage/Outbuilding Area 226 sq ft – 21 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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