



SWAIN COTTAGE

Petersfield Road, Greatham, Liss, Hampshire GU33 6HA



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An attractive Grade II listed village cottage of much charm and character set within delightful and generous landscaped gardens of approximately 0.67 Acres (0.271 ha)

Accommodation

Entrance Hall | Cloakroom | Drawing Room
| Office / Snug | Library | Kitchen / Dining /
Family Room | Utility Room | Two Staircases
| Galleried TV / Games Room / Bedroom
5 | Bedroom 1 with Ensuite Shower Room
| 3 Further Bedrooms | Family Bathroom |
Extensive Parking | Garage | Summerhouse
| Greenhouse | Attractive Gardens of
Approximately 0.67 Acres (0.271 ha)

Liss 2.4 miles | Liphook 5.2 miles | Petersfield
6.3 miles | Farnham 12 miles | London 54
miles | Stations to London Waterloo at Liss
and Petersfield | Mileages approximate





PROPERTY

An attractive Grade II listed cottage of immense charm and character believed to originally date back to the 16th Century with later additions. Arranged over two floors, the cottage offers comfortable, welcoming and flexible accommodation throughout with notable features including exposed beams, a large Inglenook fireplace in the Drawing Room, a comfortable 'library' area and a wonderful open plan kitchen / dining / family room. The property offers four bedrooms with a potential fifth bedroom currently used as a TV / family room.

OUTSIDE

Accessed from a neighbouring lane, a rising drive leads to extensive off road parking and a detached garage. The gardens are beautifully landscaped offering different 'areas' in which to relax, unwind and entertain incorporating a formal terrace adjacent to the rear of the cottage, a Summerhouse and winding paths leading between well stocked borders and through hedging flanked by lawns to an additional garden beyond incorporating a vegetable garden, pond and Greenhouse. The gardens are fully enclosed, enjoying a lovely country outlook across neighbouring fields and in all extend to approximately 0.67 Acres (0.271 ha).

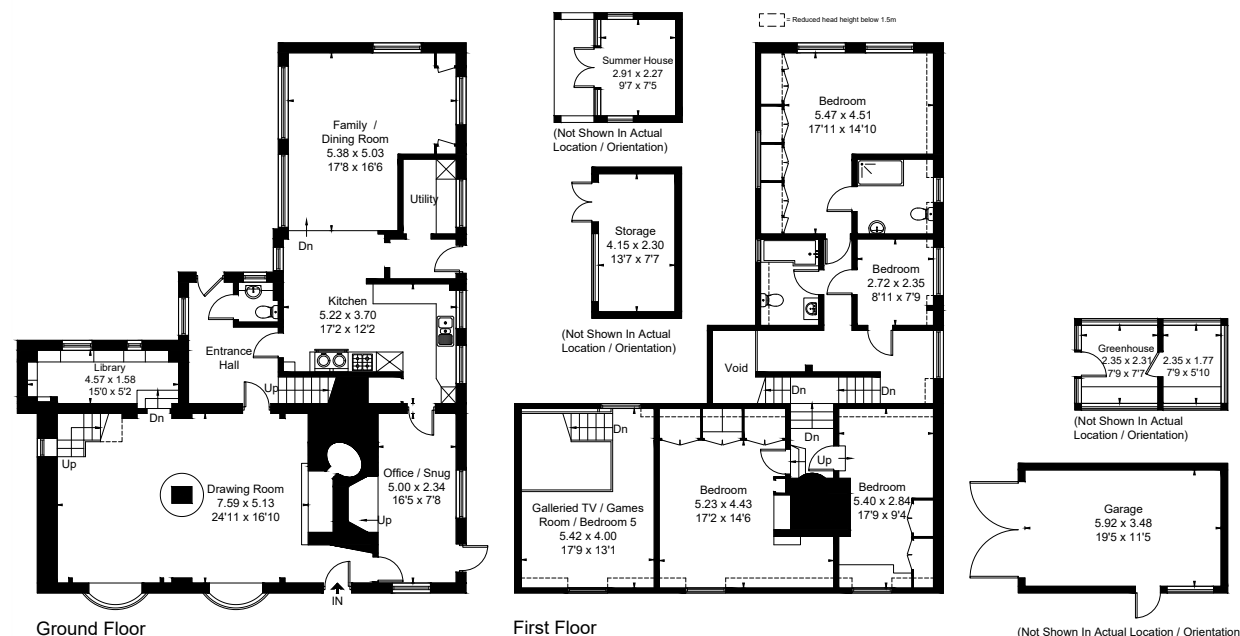
SITUATION

The cottage enjoys a private setting in the historic heart of Greatham village with lovely views of the neighbouring village church. There are fantastic country walking and cycling routes from the house via extensive local footpaths and bridleways. The property is a short walking distance from nursery and primary schools, a village hall, playground, church, riding stables and pub. Excellent access to the A3 allows for easy commuting to Guildford or the south coast. Liss, Petersfield and Liphook are also within easy reach for shopping and stations with direct services to London Waterloo.

Secondary schools – TPS and Bohunt.
6th form colleges – Godalming, Alton and Bohunt.
Private schools – Churcher's (junior and senior), Ditcham Park, Highfield and Bedales.



Approximate Floor Area = 260.0 sq m / 2799 sq ft
 Garage = 20.6 sq m / 222 sq ft
 Outbuildings = 25.9 sq m / 279 sq ft
 Total = 306.5 sq m / 3300 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113525

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property

Services

Mains water, gas, electricity and drainage. Electric heating.

Broadband availability

Fibre connected to the cottage.

Mobile/Internet Coverage

Variable coverage indoors and good outdoors (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Period brick, timber and thatch

Local Authority

East Hampshire District Council

Council Tax

Band G

EPC

C69

Directions

From Petersfield, follow the A3 north to the Ham Barn roundabout taking the first exit signed to Selborne and Alton. Take the first turning on the right to Greatham where the property will be found after a short distance on the left hand side having passed the village church.

What3Words

///frown.regulate.installs

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

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NB Particulars and photos prepared September 2026.

Petersfield

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