WEAVERS DOWN · LIPHOOK

Nut Tree Cottage

A period cottage, tucked away on the edge of the common

GUIDE PRICE

£1,250,000 · Freehold



CLARKE C·G GAMMON 1919



NUT TREE COTTAGE

A period cottage, *tucked away*

Approached along a private track across open common land, Nut Tree Cottage is a handsome beamed home of real character, set within half an acre of walled grounds beside the Old Thorns Hotel & Resort.

Substantially enlarged in recent years, the cottage pairs its original timbers, exposed stone and open fireplace with a generous, light-filled extension opening onto the garden. Four bedrooms including a principal suite, a converted triple garage with considerable workspace and a garden cabin make it as practical as it is charming.

It is a rare chance to secure a home with countryside at the gate, yet only minutes from Liphook village, its mainline station and the A3.

AT A GLANCE

Nut Tree Cottage,
Weavers Down, Liphook
GU30 7PE

- Attractive beamed period cottage
- Deceptively spacious, open-plan living
- Study/snug with open fireplace
- Versatile, multi-use living space
- Large kitchen/breakfast room
- Utility and cloakroom
- Principal bedroom suite
- Three further double bedrooms and shower room
- Triple garage adapted as office/working space
- Extensive parking and garden cabin

GUIDE PRICE
£1,250,000

TENURE
Freehold

BEDROOMS
Four
Including principal suite

HOUSE
2,203 sq ft
204.6 sq m

OUTBUILDINGS
843 sq ft
78.3 sq m

TOTAL
3,046 sq ft
282.9 sq m

GROUNDS
Half an acre
Walled front & rear gardens

COUNCIL TAX
Band G
EHDC

EPC
D (66)
Potential C (76)







THE SETTING

Half an acre *of walled grounds*





CHARACTER

Beams, brick *and an open fire*

The original cottage is full of character, with heavy exposed ceiling timbers throughout. To the front, the study/snug is centred on a working open fireplace set within an exposed brick surround, a cosy retreat for winter evenings or a quiet place to work.





KITCHEN & BREAKFAST ROOM

The heart *of the home*

Also to the front of the cottage, the L-shaped kitchen/breakfast room measures almost 23ft at its widest. Solid wood cabinetry, a range cooker and a Belfast sink sit beneath cottage windows, with ample room for a breakfast table.

A door opens directly outside, and an exposed brick pier leads the eye through to the family and living spaces beyond.









OPEN-PLAN LIVING

Room to live, *space to make your own*

The extension transforms the cottage, adding a dining/family room and a spacious living room, each over 27ft long. Wide bi-fold doors open onto the sun terrace and rear garden, while the original stone walls and exposed brick piers give the space warmth and texture.

Presented as a blank canvas, ready for the flooring and finishes of your choosing, it offers numerous options: entertaining, family living, a playroom or a home studio.



INSIDE OUT

Opening *onto the garden*



FIRST FLOOR

A restful *principal suite*

Upstairs, the principal suite sits beneath the eaves, with its own en suite bathroom fitted with a bath and separate shower.



BEDROOMS

Three further *double bedrooms*

Three further double bedrooms, all with charming cottage windows, are served by a family shower room. Each is well proportioned, comfortably suiting family, guests or a dedicated home office.















OUTBUILDINGS

Work, create, *unwind*

Externally, the triple garage has been cleverly adapted to provide considerable workspace: an office and a large working area, together with storage and a cloakroom/shower room. It could easily be used as further living space, subject to any necessary consents.

A five-bar gate opens onto extensive parking, and a garden cabin with light and power completes the picture.



OUTSIDE

Walled gardens, *front and rear*

The front and rear gardens are laid to lawn, with generous sun terracing, mature shrubs, plants and trees, all enclosed by brick walls. Beyond the gate, footpaths across the adjoining common lead straight into open countryside.



SITUATION

Countryside *on the doorstep*

The cottage occupies an established and convenient position beside the Old Thorns Hotel & Resort and extensive common land, with open countryside on the doorstep, yet Liphook village centre is only three or four minutes away by car.

The village offers everyday amenities including the much-loved Living Room Cinema, well-regarded pubs, restaurants and cafés, a Sainsbury's supermarket, a Co-op with post office and a hardware store. Liphook's infant and junior schools and Bohunt School are close by.

Liphook's mainline station offers fast, frequent trains to London Waterloo in just over an hour, while the nearby A3 links to the south coast and the M25 for Heathrow and Gatwick.

For recreation there are country walks at Iron Hill, Wheatsheaf Common and Chapel Common, and golf at the neighbouring Old Thorns, with its gym and entertaining facilities, and at Liphook Golf Club.

DISTANCES

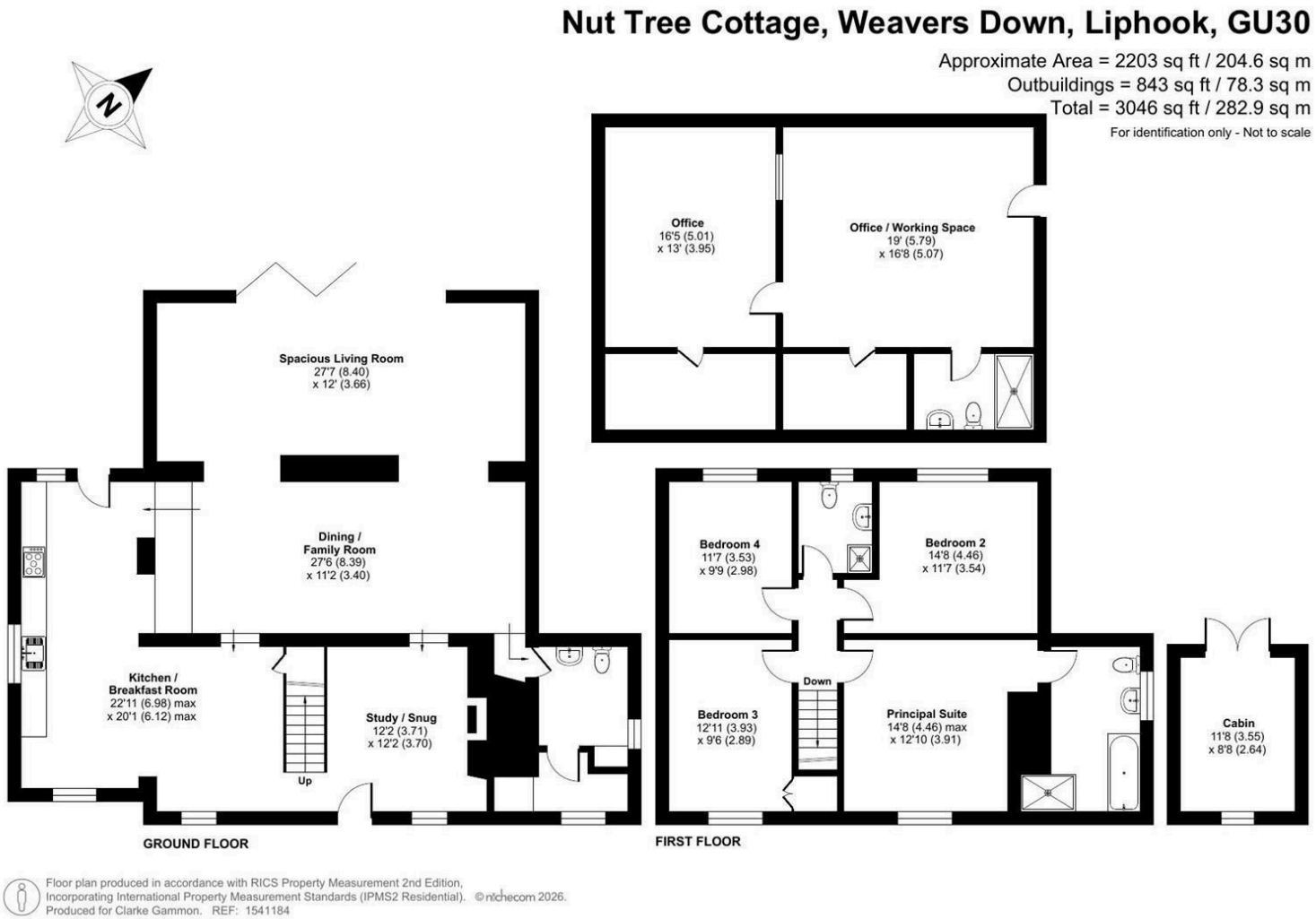
Old Thorns Golf Resort	Short walk
A3 junction	0.2 miles
Bohunt School	1.5 miles
Liphook station	1.8 miles
Petersfield	8.2 miles
Guildford	18 miles
Portsmouth	27 miles
Central London	47 miles

All distances are approximate.



FLOOR PLAN

Nut Tree Cottage



For identification only. Not to scale. The floor plan was produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).

Approx. gross internal area
House 2,203 sq ft (204.6 sq m)
Outbuildings 843 sq ft (78.3 sq m)
Total 3,046 sq ft (282.9 sq m)

GROUND FLOOR

Kitchen/breakfast room
22'11 x 20'1 max

Dining/family room
27'6 x 11'2

Spacious living room
27'7 x 12'

Study/snug
12'2 x 12'2

FIRST FLOOR

Principal suite
14'8 x 12'10 max

Bedroom 2
14'8 x 11'7

Bedroom 3
12'11 x 9'6

Bedroom 4
11'7 x 9'9

OUTBUILDINGS

Office/working space
19' x 16'8

Office
16'5 x 13'

Garden cabin
11'8 x 8'8

Further *information*

TENURE	Freehold
LOCAL AUTHORITY	East Hampshire District Council (EHDC)
COUNCIL TAX	Band G
SERVICES	Mains water, electricity and drainage. Gas central heating.
EPC	Current D (66), potential C (76)

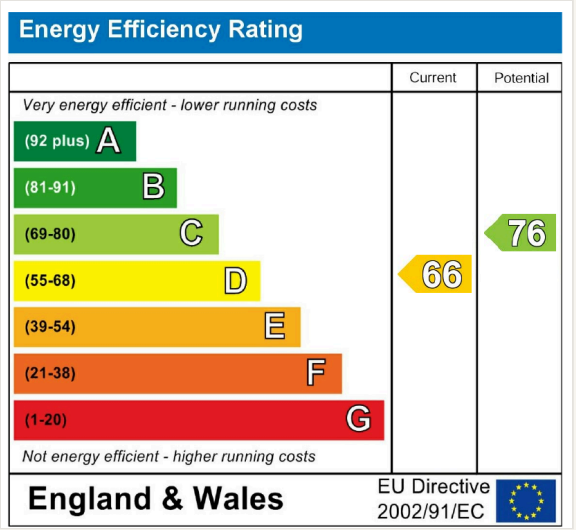
Particulars dated 19th November 2026.

DIRECTIONS

Leave the centre of Liphook on the Longmoor Road. After the small roundabout, turn left signposted Old Thorns Resort. Pass the Deers Hut, keeping to the right, then take the second turning on the left, signed BECK London. Follow the track and two driveways will be found on the right-hand side: the first leads to BECK; take the second, which leads down to the cottage.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point on which you would like further clarification, please contact this office.



CLARKE C·G GAMMON
1919

FOR VIEWINGS AND ENQUIRIES

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