



**Rochfort House, Malvern Road, Hill Brow, Liss, GU33 7PY.
Guide Price £1,195,000 Freehold.**

CLARKE  GAMMON
1919

Rochfort House, Malvern Road, Hill Brow, Liss, Hampshire, GU33 7PY. Guide Price £1,195,000 Freehold.

A substantial house of true quality and impressive elevations tucked away at the end of a desirable private road.

It offers flexible accommodation and benefits from a large and wide private garden which clearly offers potential for enlargement subject to planning. The entrance hall is attractive and leads to the cloakroom and access to the dry cellar. Off the hall is the sitting room with the feature fireplace bay window additional square Bay, with high ceilings with picture rails. There is a wide opening to the well equipped and featured kitchen with full range of appliances. To the front of the property there is a spacious dining room with a feature fireplace which could easily be adapted to a family room if required. There is a sizable utility area/breakfast room. There is a master bedroom suite on the first floor and three further bedrooms and a family bathroom.

Externally to the front of the house there is parking for numerous cars and a five bar gate gives access to the side with further parking and access to the garage. To the side of the driveway is a sizable area of garden which would enable the enlargement. The rear garden is a good size and level, similarly laid to lawn with established boundaries and mature flower beds. There is a large sun terrace and the whole garden enjoys a high degree of privacy. Plot size is 0.27 acre with a south easterly aspect to the rear.

- **Impressive & Attractive Edwardian House**
- **Scope & Space for Enlargement**
- **Tastefully Presented & High Quality Fittings**
- **Sitting Room, Dining Room/Family Room**
- **Master Bedroom Suite, 3 further bedrooms & Bathroom**
- **Extremely Flexible Accommodation**
- **Large & Wide Garden**
- **Hall, Cloakroom & Dry Cellar**
- **Large Kitchen & Seperate Utility/Breakfast Room**
- **Multiple Parking & Garage**

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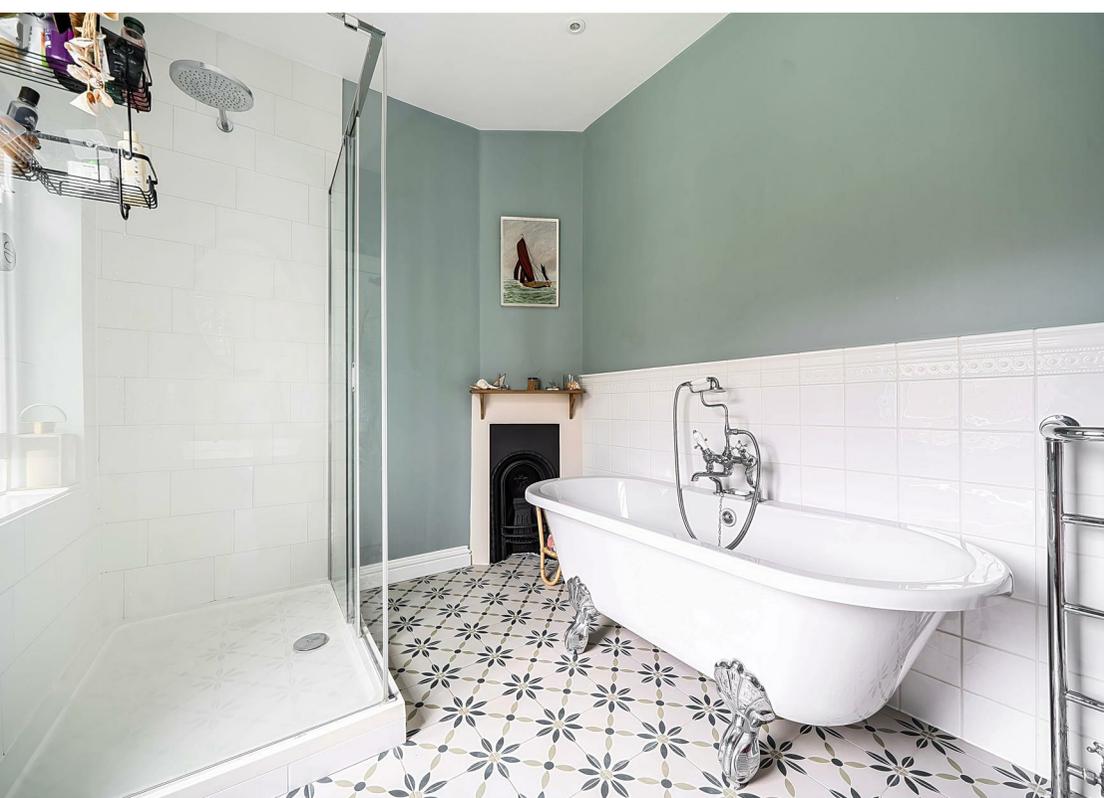
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Local Authority: EHDC. Tax Band F

Services: Mains Electricity & Water Gas C.H. & private Drainage.









SITUATION

Occupying an established and tucked away location towards the end of the highly regarded private road. It is conveniently situated for access to the centre of Liss, Petersfield, and Liphook all of which have mainline stations which connect with London Waterloo, as well as excellent ranges of shopping facilities, coffee shops and public houses. In Hill Brow there is the brilliant Jolly Drover pub, with its excellent food and choice of drinks. There is easy connection to both the South coast and London via the A3 which is close by. Within the area there is a range of excellent schooling, including Ditcham Park between South Harting and Petersfield, Churcher's College, Bedales in Petersfield, and Seaford College near Petworth.

There are excellent state schools within the proximity, including Petersfield school, Bohunt Academy in Liphook and Midhurst Rother College. Goodwood and Cowdray Park provide horse and car racing, and sailing at Chichester harbour. The area boasts some superb golf courses at Liphook, Hindhead, Cowdray, and Goodwood, and a good local course in Petersfield. The area as a whole is surrounded by beautiful countryside, ideal for walking, cycling, and riding with suitable footpaths and bridleways.



DIRECTIONS

From the centre of Liphook leave in a southerly direction on the B2070 signposted Petersfield. Pass through the centre of Rake and then up the hill into Hill brow. Look to turn right into the B3006 Hill Brow Road and second right into Malvern Road. Rockford house will be found towards the end of the lane on the right hand side.

16th March 2026

Liss Centre 1.2 Miles
 Petersfield 3.5 Miles
 Liphook 4.5 Miles
 Haslemere 9.5 Miles
 Chichester 18 Miles
 Portsmouth 22 Miles
 Guildford 21 Miles
 London 54 Miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

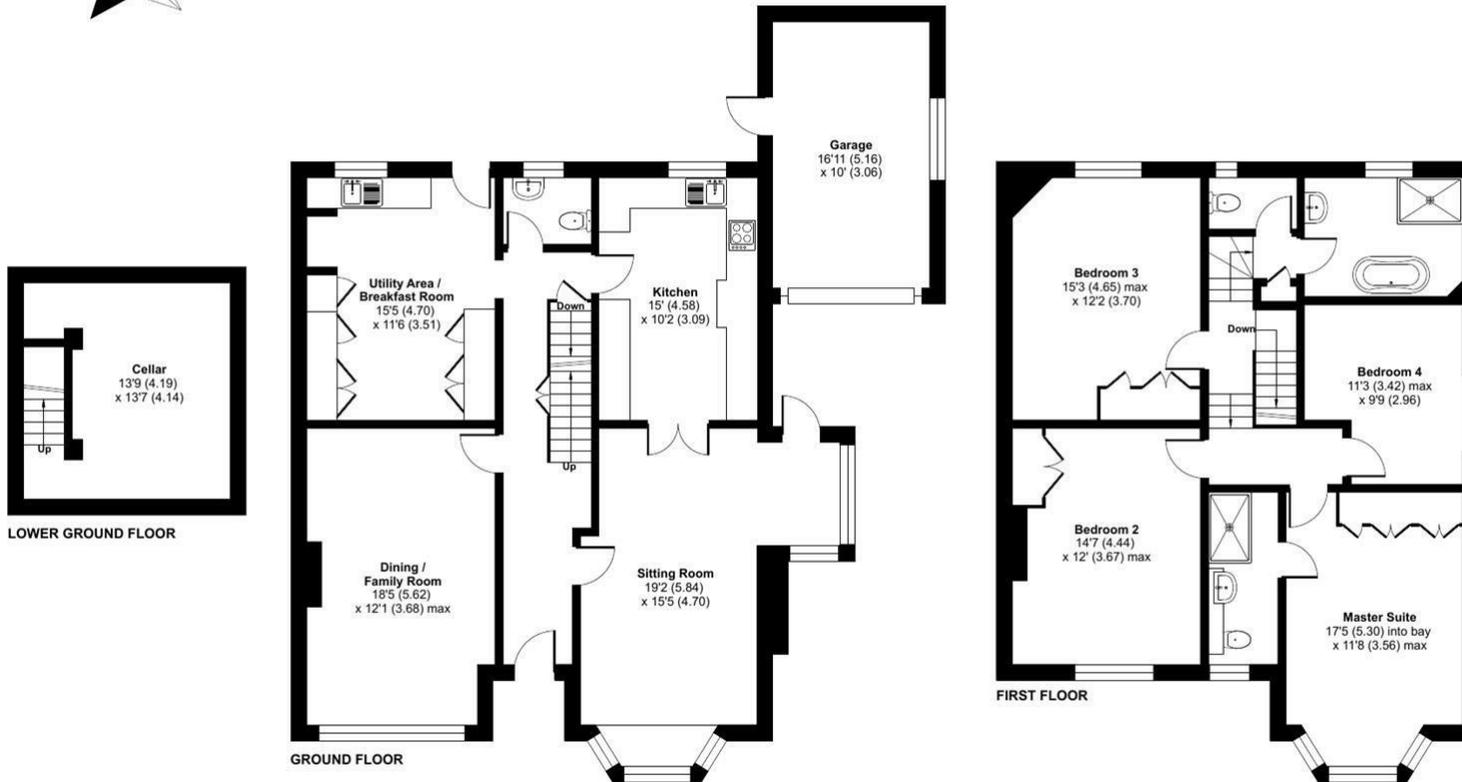
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Approximate Area = 2165 sq ft / 201.1 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 2335 sq ft / 216.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1422691

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 which you would like to have further clarification upon, please contact this office.

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