



Wrights Cottage

GRIGGS GREEN | LIPHOOK | HAMPSHIRE | GU30 7PD

Wilson | Hill

Master Bedroom with En Suite Shower Room | 3 Further Bedrooms | Bedroom 5/Study | Family Bathroom | Entrance Hall | Cloakroom | Sitting Room | Kitchen/Dining Room
Utility Room | Storage Room | Detached Double Garage | Stable Block including 2 Stables and 1 Tack Room | Gardens and Grounds of approximately 0.4 Acres (0.16 Ha)
Liphook 1 mile, Liphook Station 1.8 miles, Haslemere 5.7 miles, Haslemere Station 5.4 miles, Petersfield 9.3 miles, Guildford 19.5 miles, London 50 miles



| The Property

Built in 2016 with attractive elevations of exposed Cotswold stone, brick and part tile hung, a handsome detached house offering light, spacious and comfortable accommodation throughout, arranged over three floors. The property offers a contemporary feeling throughout with a stylish fitted kitchen with central island worksurface and concealed under unit lighting. Bifold doors open to the rear patio and garden.





| Location

The house enjoys a tucked away, rural position on the western edge of Liphook and the adjacent Common land at Griggs Green, within walking distance of The Deers Hut public house and access of Weavers Down and Old Thorns Hotel and Golf Club. The village of Liphook has a comprehensive range of facilities including Sainsburys, doctors' surgery, a good

selection of other local shops and it is also home to the very well-regarded Bohunt School, other local independent schools include Churcher's Junior School, Highfield and Brookham Schools. Liphook station has train services to Waterloo in about 64 minutes.

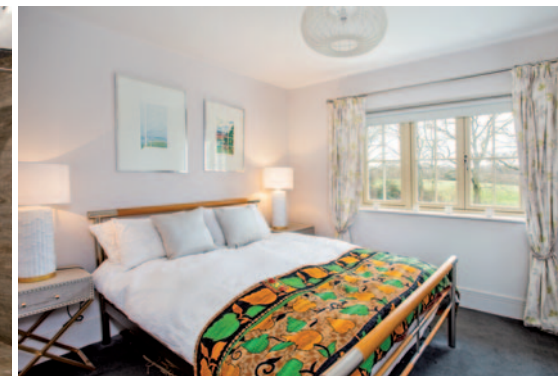
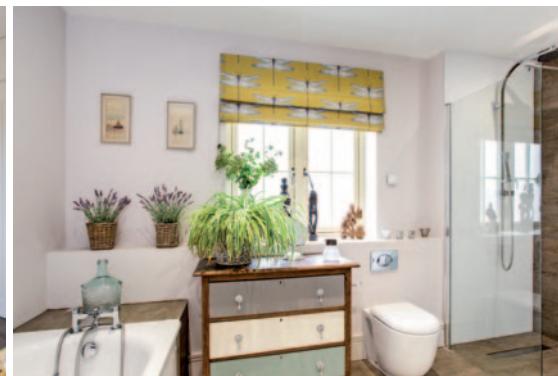
The A3 is nearby providing excellent transport links to Guildford and the M25 to the north and Portsmouth and



the South Coast. London is approximately 50 miles distant and the larger centres of Guildford, Chichester and Winchester are all within reasonable driving distance. The property lies within the South Downs National Park and there are numerous opportunities for walking, cycling and riding within the area.

| Outside

Approached off a country track, the property is accessed via a five-bar gate leading to a large, pebbled parking area providing access to the detached double garage and stables. The gardens are principally to the rear of the house with a patio area adjacent to the back of the property, beyond which the land slopes away and is mostly lawned with a further small, paved terrace area at the bottom of the garden to maximise the evening sunshine. Boundaries are clearly defined by both post and rail fencing and stock fencing and in all the gardens and grounds extend to approximately 0.4 acres (0.16 ha).



Directions to GU30 7PD

From Petersfield, proceed in a northerly direction on the A3 towards Hindhead, taking the exit signposted Griggs Green which leads back over the A3 towards Liphook. Continue on Longmoor Road for approximately ¼ of a mile turning right at the sign marked for The Deers Hut and Old Thorns. Follow the road past the front of The Deers Hut taking the first left hand fork down a bridle path, where Wrights Cottage will be found a short way along on the left hand side.

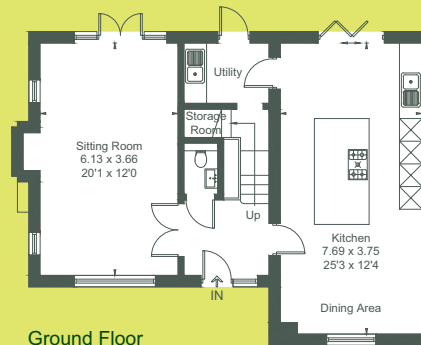


Viewing strictly by appointment.

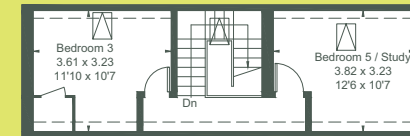
Approximate Area = 169.3 sq m / 1822 sq ft
 Stables = 32.3 sq m / 348 sq ft
 Garage = 31.8 sq m / 342 sq ft
 Total = 233.4 sq m / 2512 sq ft
 Including Limited Use Area (4.5 sq m / 48 sq ft)



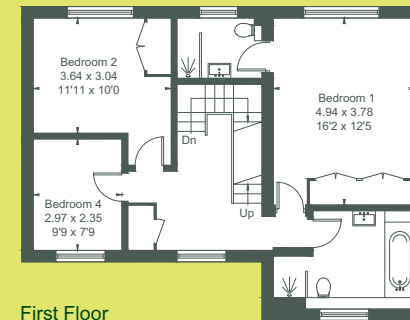
= Reduced head height below 1.5m



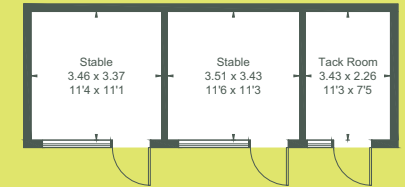
Ground Floor



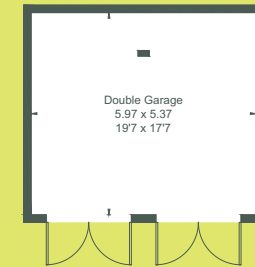
Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 293171

Services: Mains water, gas, electricity and private drainage

Local Authority: East Hampshire District Council
www.easthants.gov.uk 01730 266551

Council Tax: Band F

EPC: B85

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated February 2022

