



White Lodge

HILL BROW ROAD | HILL BROW | LISS | HAMPSHIRE | GU33 7PS

Wilson | Hill

5/6 Bedrooms | Family Bathroom | Ground Floor Bedroom 6 With Adjacent Shower Room | Annexe Potential | Entrance Hall | Cloakroom | Drawing Room | Sitting/Family Room | Study
Partly Vaulted Kitchen/Breakfast Room | Utility Room | Attic Room | Large Cellar | Substantial Barn Style Outbuilding with 2 Open Parking Bays, Workshop and Accessible Attic Space
(Lapsed Planning Consent for Conversion to Home Office with Shower Room) | Greenhouse | Swimming Pool | Garden with far reaching Views in all just under one acre (0.36 ha)
Liss 0.8 mile, Petersfield 4 miles, Liphook 5.5 miles, Haslemere 10 miles, Guildford 24 miles. A3 2 miles, Local Station at Liss



| The Property

White Lodge dating back to 1857 is a wonderful and versatile family home conveniently positioned on the northern edge of Hill Brow in a private garden setting. Welcomed by a spacious entrance hall with original period features, the house has evolved from smaller origins to become a comfortable family house with space for all to call their own. The large partly vaulted kitchen breakfast room has a lovely southerly garden aspect with bi-folding doors opening out onto the terrace for summer evenings. The family room has a woodburning stove which makes for a cosy space and handy for young or older children to enjoy and contrasts with the well proportioned drawing room with higher ceiling height and open fireplace, great entertaining space for more formal occasions. A rear entrance leads to a suite of rooms originally built as a Granny Annexe which has been used for bedroom 6 (with shower room) or a self-contained home working space which can be easily linked to the utility room/potential annexe kitchen if required. There is a large cellar providing excellent storage space.





Upstairs there are 5 bedrooms, two are interconnecting but also with independent access, a family bathroom and a useful attic room accessed up a short ladder. Bedroom 5 has potential to become an ensuite bathroom. Overall a property which flexes brilliantly as generational needs dictate.

| Location

The property is well placed close to the southern edge of Liss, with a pavement connecting to the village. So local facilities are within walking distance with a selection of shops, a doctor's surgery and mainline station with train services to London Waterloo. The larger centre of Petersfield is 4 miles away and has a comprehensive range of shopping, sporting and leisure facilities and an alternative mainline station. The area is well served by excellent state and private schools; with a popular village school in Liss and secondary school Bohunt at Liphook and easy reach of Churcher's Junior and College, Highfield and

Bedales, to name a few in the private sector. The house is located within the South Downs National Park and there are extensive footpaths locally providing an excellent choice of walks.

| Outside

A gravel drive leads to a generous parking area adjacent to the house and a substantial barn style outbuilding providing useful storage, garaging and workshop space with further potential for conversion. A lapsed planning consent (ref: SDNP/14/03549/HOUS) provides more detail as to options.

The garden lies to the south and north-east with a lovely private feel provided by a mature laurel hedge and trees giving a subtle variety of colours. A terrace runs behind the house with a raised area of lawn giving a lovely open space to enjoy. The swimming pool is discreetly located behind the garage on the north-eastern corner of the garden with stunning far reaching views with an adjacent paved area for

barbeques or lazy afternoons and there is a small vegetable garden area and greenhouse. This corner of the garden overlooks adjoining pastureland behind and the garden backs on to a sunken lane (Woodlands Lane) which links to Huntsbottom Lane providing local walks. In all the garden and grounds are just under one acre (0.36 ha).



Directions to GU33 7PS

Leave Petersfield/Sheet on the B2070 (old A3) and continue along this road for about 2 miles and turn left to Liss (opposite the Jolly Drover public house). Proceed down Hill Brow Road for about 0.3 of a mile as the road bends left, slow down by Woodlands Lane and take next drive on your right.

 **WHAT3WORDS** ///rocked.radically.thrilled



Agents Note: We understand there is a small electrical transformer sub-station discreetly positioned inside a fenced enclosure in the top corner of the garden.

Viewing strictly by appointment.

Approximate Area = 300.4 sq m / 3233 sq ft
Basement = 26.1 sq m / 281 sq ft
Stores = 16.9 sq m / 182 sq ft
Total = 343.4 sq m / 3696 sq ft
(Excluding Carport)
Including Limited Use Area (9.1 sq m / 98 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 315684

Services: Oil fired heating, we understand the boiler (newly installed in 2023) has the capacity for heating the swimming pool and potentially any conversion of the garage attic, mains metered water and electricity, private drainage.

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

Council Tax: Band G. **EPC:** E40.

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 June 2020 and May 2023.

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill