



## Clarks Cottage

HUNTSBOTTOM LANE | LISS | HAMPSHIRE | GU33 7EU

BCM

Wilson | Hill

Sitting Room | Dining Room | Kitchen | Snug | Downstairs Cloakroom | Entrance Lobby | Two Double Bedrooms | Third Double Bedroom/Study | Family Bathroom | Double Garage  
Shed | Pond | Gardens of approx. 0.5 acre

Liss 0.7 miles, Petersfield 4.2 miles, Liphook 5.2 miles, Guildford 23 miles, London 54 miles



### | The Property

Clarks Cottage is a charming unlisted detached property believed to date back to the 18th Century, recently modernised and extended to create a wonderful blend of traditional charm and contemporary comfort.

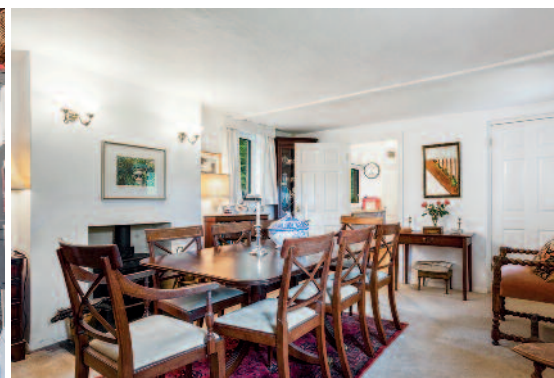
Downstairs there is a spacious dining room equipped with log burner, cloakroom and a well-appointed kitchen with utility area. There is also a snug that leads into a generous sitting room with impressive marble



electric fireplace and French doors leading out onto the garden. Upstairs there are three double bedrooms, one of which is currently used as a study, and a family bathroom. The two main bedrooms both have fitted wardrobes and all three boast lovely views over neighbouring countryside.

### | Location

The house is set off a quiet country lane about 0.7 miles from the centre of Liss. The village offers a selection of shops, 2 doctors' surgeries and a main line station with train services to London Waterloo. The larger centre of Petersfield is 4.2 miles away and has a more comprehensive range of shopping, sporting and leisure facilities with an alternative main line station.





The area is renowned for its excellent educational facilities with a popular primary school in the village, Bohunt at Liphook in the state sector and Highfield, Churcher's College and Bedales to name but a few in the private sector. Liss lies in the heart of the South Downs National Park and in the area there are extensive footpaths and bridleways providing excellent scope for walking, riding and cycling.

the grounds and has been planted with numerous flowering trees, a hedgerow and a pond, built to follow the design of Ann-Marie Powell Gardens of Petersfield. The recently unearthed footings of two barns offer scope for further imaginative landscaping, and one is already earmarked in the Planning Permission for a small pavilion. The grounds are laid mainly to lawn,

ideal for children or animals to free range, or for enjoying the 'good life'. Overall, Clarks Cottage offers a peaceful sanctuary for any outdoor, gardening or country enthusiast the ideal balance of an attractive semi-rural location, whilst still being within easy walking distance of all the facilities, including a main line station in Liss. Approximately 0.5 acres in total.

### Outside

The property has driveway parking for several cars and a barn-style double garage with electric doors, newly built in 2022. The cottage has recently adopted the adjoining historic farmyard which now forms part of



## Directions to GU33 7EU

From Petersfield head towards Liphook on the B2070 (the old A3) and at the top of the hill you will see The Jolly Drover pub on the right. Turn left here into Hill Brow Road and carry on into the village of Liss. At the roundabout (by Tesco Express) take the 3rd exit right into Station Road, then turn right into Rake Road. After 0.35 miles turn right into Huntsbottom Lane. Follow the lane for 0.2 miles after which you will find Clarks Cottage on the left-hand side.

**WHAT3WORDS** ///masking.having.longingly




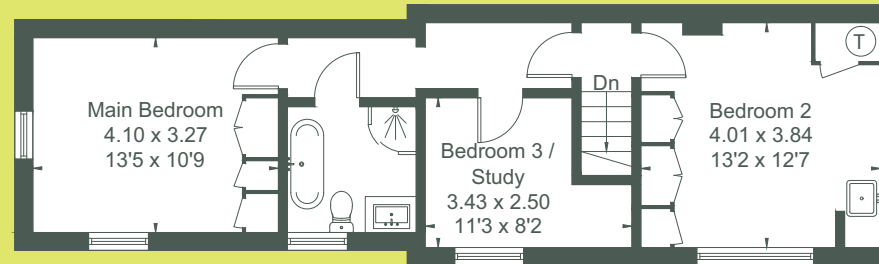
Details and photographs dated October 2023

Viewing strictly by appointment.

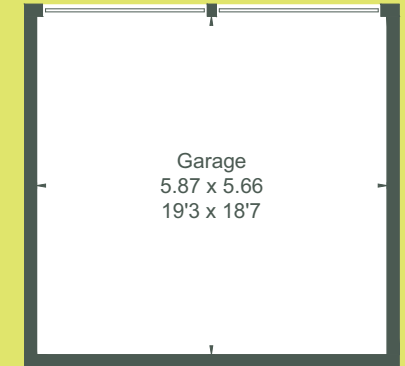
Approximate Area = 117.8 sq m / 1268 sq ft  
Garage = 33 sq m / 355 sq ft  
Total = 150.8 sq m / 1623 sq ft



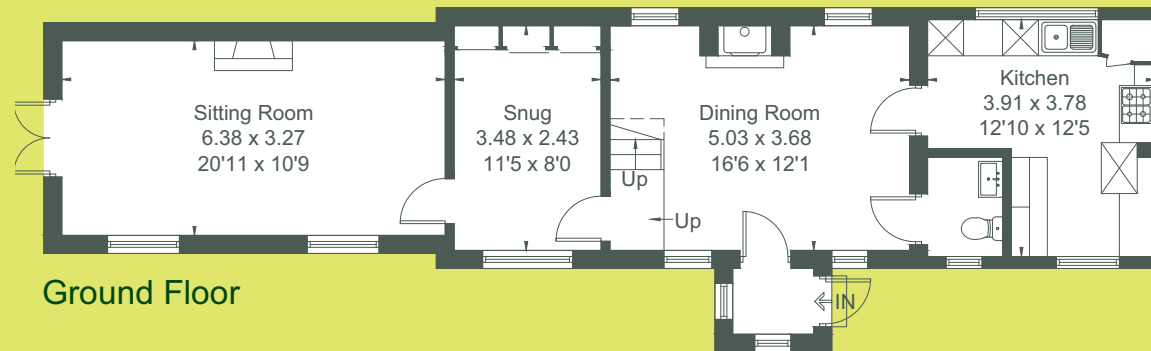
 = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 326444

**Services:** Electric heating, mains water and private drainage

**Local Authority:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band E. **EPC:** E52.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

