



School Lodge

UPPER GREEN | HAWKLEY | HAMPSHIRE | GU33 6NA

BCM

Wilson | Hill

Entrance Hall | Cloakroom | Sitting Room | Family Room | Dining Room | Kitchen/Breakfast Room | Utility/Boot Room | Bedroom 1 with Ensuite Shower Room
4 Further Bedrooms | Study/Bedroom 6 | Family Bathroom | Parking | Detached Garage | Cottage Gardens
Liss Station 2.6 miles and Petersfield Station 5.1 miles, Alton 8.5 miles, Winchester 18.5 miles, London 55 miles



| The Property

School Lodge is an attractive house of character enjoying a village location overlooking the Green in the highly sought after village of Hawkley. Originally forming part of the village school, the house is attached at the rear and provides comfortable and flexible accommodation throughout, ideally suited for entertaining and/or family requirements, having been

sympathetically enlarged by the current owners with the addition of an extra reception room. Arranged over two floors there are three ground floor reception rooms, two of which provide an outlook towards the nearby Hangers, a utility/boot room and a kitchen/breakfast room. Upstairs there are five bedrooms, a study/bedroom and two bathrooms.



| Location

The house enjoys a private, yet central position in a conservation area at the heart of the village of Hawkley on the Hangers Way, adjacent to the very pretty church and within a short walk from The Hawkley Inn and village recreation ground, cricket pitch and playground. Hawkley is one of the most sought-after villages in the area, located within the South Downs National Park situated in beautiful countryside with the Ashford Hangers and Noar Hill nature reserves nearby. There is immediate access to a wide network of paths and bridleways. The village itself has a thriving community, an attractive church and wonderful cricket and tennis facilities. The nearby village of Liss offers a broad selection of amenities catering for everyday needs and a mainline station, whilst the larger towns of Alton and Petersfield are also within easy reach both offering a more comprehensive array of shopping, recreational and leisure facilities and mainline stations to London

Waterloo. The larger cities of Winchester and Guildford are within reasonable driving distance, as are the creeks, inlets and beaches of the South Coast.

There are a good range of schools within easy distant including the village primary schools in Greatham, Liss,



Froxfield, Steep and Sheet; the prep schools Amesbury, St Edmund's, Highfield and Churcher's Junior School; the secondary schools The Petersfield School (TPS) and Bohunt in Liphook; and the independent schools Churcher's College and Bedales.

| Outside

Enjoying a rural south westerly aspect, the property is approached via a drive leading to a parking area and detached garage. The delightful cottage gardens are principally situated to the front of the property providing a formal 'privately enclosed' dining terrace with a lovely view of the village church and an area of lawn beyond and a separate side terrace leading to the kitchen. The house enjoys a sunny aspect to the front across its own southerly facing gardens, the village green and towards the nearby Hangers and offers much privacy given its prime central village location.





Approximate Floor Area = 215.6 sq m / 2321 sq ft
 Garage = 19.4 sq m / 209 sq ft
 Total = 235 sq m / 2530 sq ft


Directions to GU33 6NA

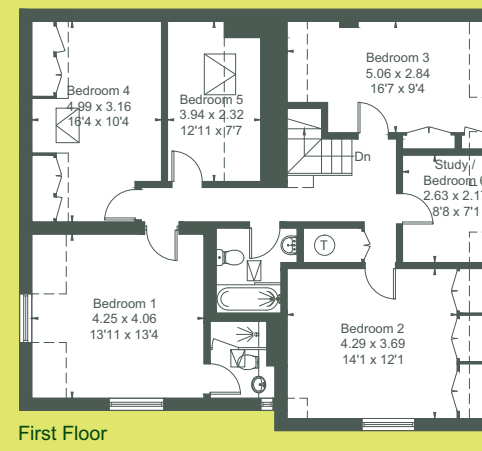
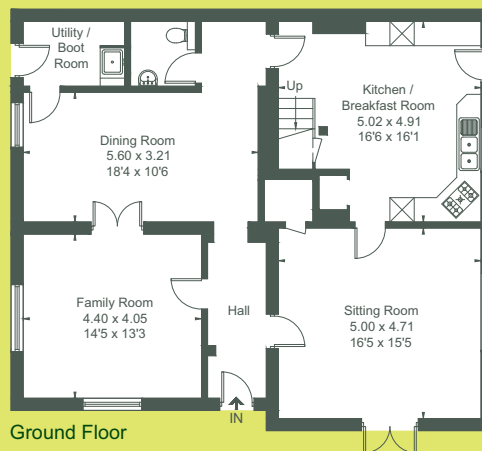
From Petersfield follow the A3 north and at the Ham Barn roundabout take the third exit signed to Liss B3006 (coming from London this is the first exit). Proceed towards Liss and turn right just after The Spread Eagle public house on to Hawklely Road. Follow this road for 1.5 miles and at the top of the hill, turn left signed 'Village Centre and Upper Green'. Proceed down Pocock's Lane passing the Hawklely Inn on the right until reaching the village green. Turn right at the village green and the drive leading to School Lodge will be found on the right-hand side.

 **WHAT 3 WORDS** ///combines.merely.sapping



Viewing strictly by appointment.

 = Reduced head height below 1.5m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67658

Services: Mains electricity, mains water, oil fired central heating and hot water, shared septic tank with one neighbour.

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

Council Tax: Band G. **EPC:** E46.

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.

Details and photographs dated April 2024

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