



West Ridge House

HILLBROW | LISS | HAMPSHIRE | GU33 7PB

Wilson | Hill

Master Bedroom with Dressing Room and Ensuite Bathroom | Guest Double Bedroom with Ensuite Bathroom | Further Double Bedroom with Ensuite Shower Room
2 Further Double Bedrooms | Family Bathroom | Reception Hall with Galleried Landing | Drawing Room | Dining Room | Sitting Room | Media Room | Study
Kitchen/Breakfast Room | Utility Room | Cloakroom | Triple Garage with Studio/Office above | Heated Swimming Pool and Pool House | All Weather Tennis Court | Cricket Net
Garden and Grounds of about 1.1 Acres (0.443 ha).

Mileages: Liss 1.8 miles, Petersfield 4 miles, Liphook 4.5 miles, Haslemere 9.2 miles, Guildford 22 miles. Stations at Liss and Petersfield. A3 at Liss 3.2 miles.





“ A great family house for all seasons from those long summer evenings on the terrace, in the pool or on the court, to the fun of a cosy winter inside, with space for all the family to find a corner to call their own ”

I The Property

West Ridge House is a wonderful modern country house with a classical design influence, offering excellent accommodation ideal for entertaining in the formal drawing room and dining room, as well as great family space for day to day needs with a large kitchen/breakfast room and conservatory overlooking views to the garden to the rear and doors onto a wide terrace. There is also a study, sitting room and media

room providing space for the various generational needs. The impressive staircase divides into a galleried landing at the first floor with access to all five bedrooms. Two are arranged with ensuite bathrooms, one with ensuite shower room and a family bathroom serving the two remaining bedrooms. There is a detached triple garage with open plan studio/office above which could be used as a games room.





| Location

The property is tucked away in a mature garden set back at the end of a private drive in the small hamlet of Hillbrow. Local facilities are nearby at Liss 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 in the state sector and then Highfield, Churchers College and Bedales to name but a few in the private sector. The house is located in the South Downs National Park and in the area there are extensive footpaths providing excellent scope for walking.





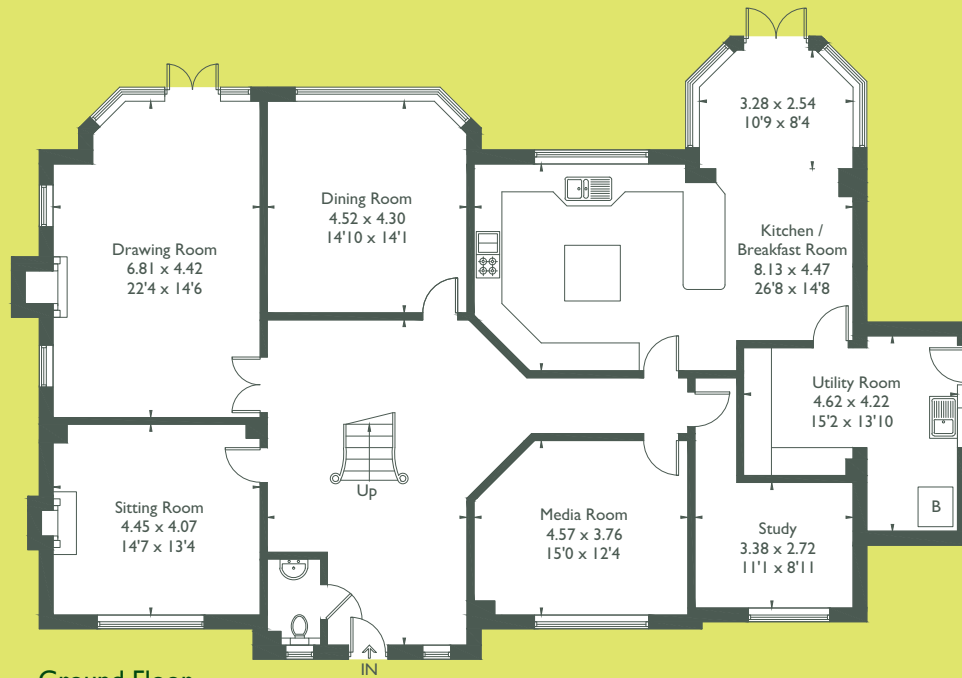
| Outside

The house is approached via a brick paved drive leading down to a large tarmac turning sweep in front of the house with plenty of parking. The banks around the drive have been well landscaped and stocked providing a sheltered but colourful outlook. A useful side courtyard gives access to the back door and at the rear of the property is a large paved terrace and an

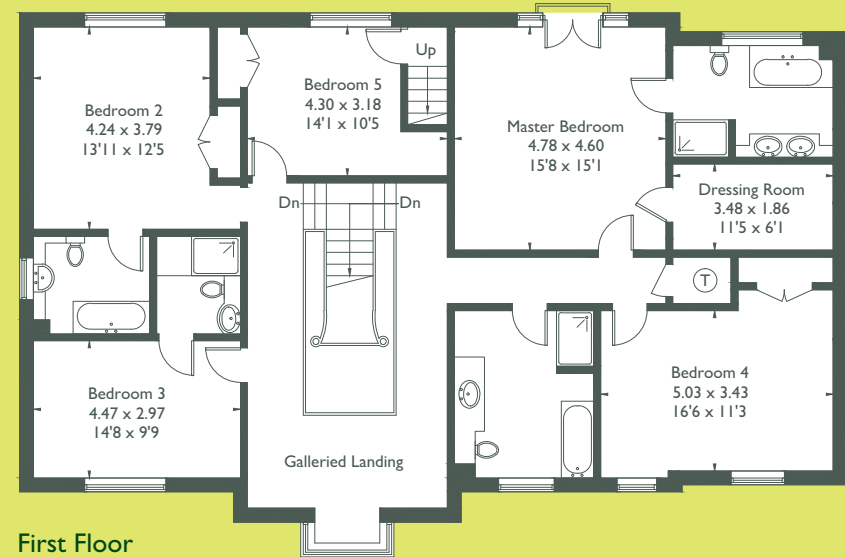
attractive stone wall running along the northern boundary. There is a commanding view down the garden which is laid mainly to lawn with several well stocked herbaceous borders. The swimming pool is a real sun trap and with a hard tennis court and cricket net at the bottom of the garden there are plenty of sporting options. In all about 1.1 acres (0.443 ha).



Approximate Gross Internal Area = 367 sq m / 3943 sq ft
 (Excluding Garage and Office)



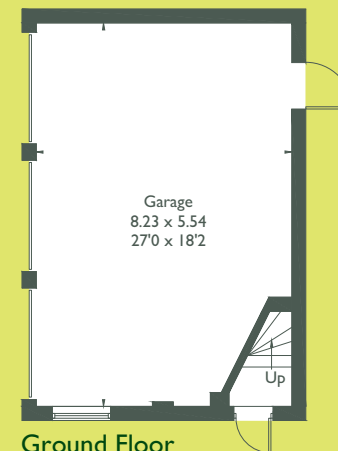
Ground Floor



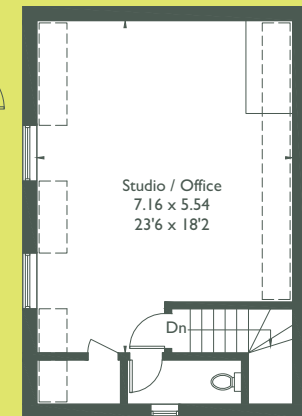
First Floor

Job Ref: 162220
 Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.
 Not To Scale.

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Garage

(Not Shown In Actual Location / Orientation)

Directions to GU33 7PB

Leave Petersfield/Sheet on the B2070 (old A3) and continue along this road for about 2.5 miles, passing The Jolly Drover pub and the Bentley garage. After about 0.4 mile on your left you will see a sign West Ridge House, turn left and down a short shared drive then fork right through the brick entrance to West Ridge House.



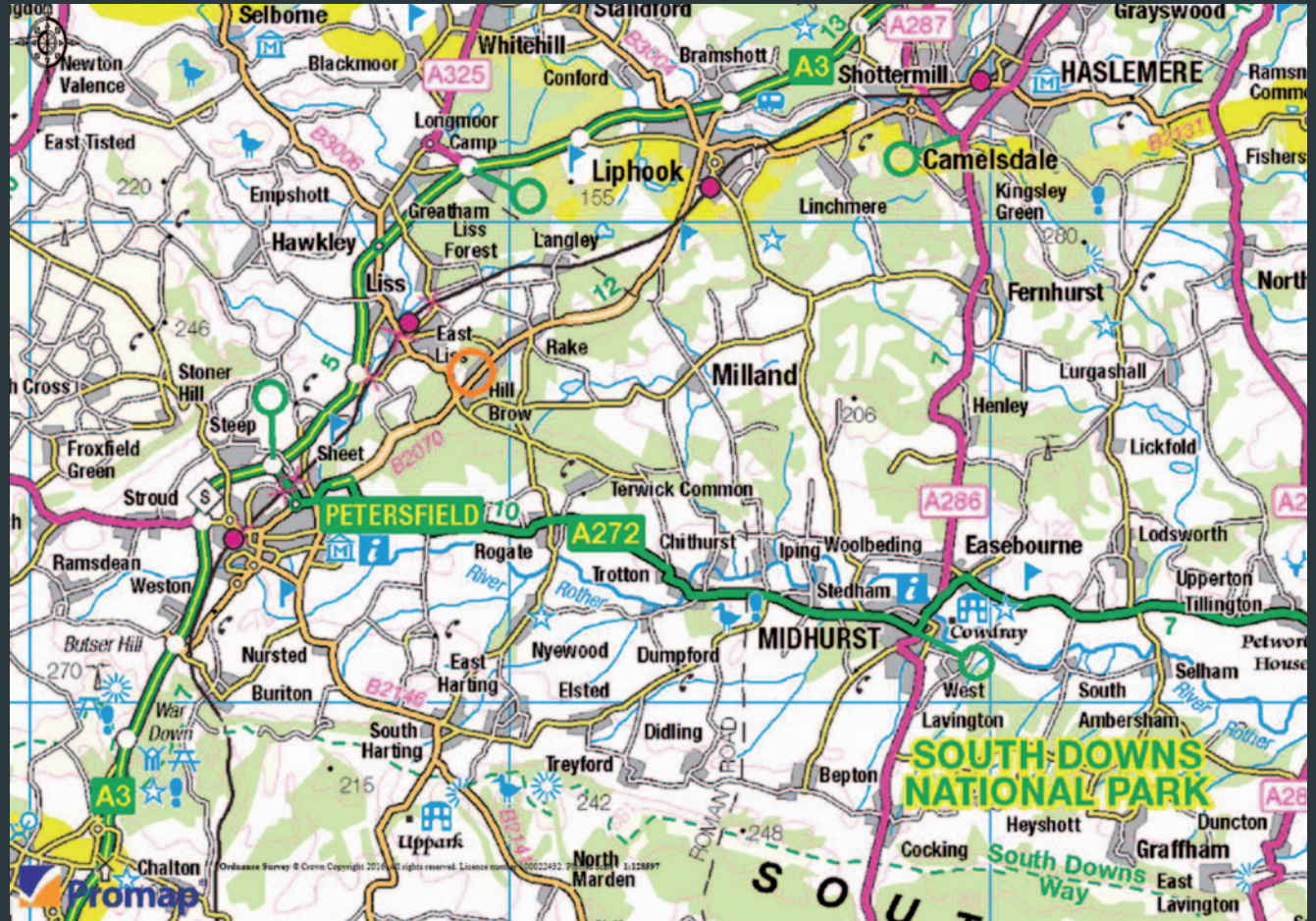
Services: Mains water, electricity and drainage, oil fired boiler providing hot water and heating.

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

Council Tax: Band H

EPC: E50

Viewing strictly by appointment



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. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated March and May 2016