



London Road, Rake, Liss, West Sussex, GU33

Guide Price: £1,400,000 Freehold

A detached family house in a commanding position with views across the national park and South Downs in a plot of approximately 3.73 acres.

NO ONWARD CHAIN.

8 bedrooms, 2 bathrooms, 4 reception rooms, kitchen, utility room, downstairs cloakroom with WC, pantry, cellar, double garage, parking, swimming pool and gardens. In all, approximately 3.73 acres.

EPC Rating: "F" (29).

Winkworth

for every step...

winkworth.co.uk/Petersfield **01730 267274**



DESCRIPTION

The property is a detached family home with brick elevations under a tiled roof and accommodation arranged over three floors with in excess of 4,000 sq. ft. of accommodation, excluding the cellar, garage and any outbuildings. Originally built in 1937, the current family bought the house in 1952 and you can see why they have been settled for such a long time. The layout can be seen in the floorplan which offers flexible accommodation and there are many original features from this time including wooden floors, high ceilings and crittall windows. Outside, the house is approached by a drive with ample parking leading to the front door and to the left of the house is a double garage. To the rear, a sun terrace with pergola overlooks the main garden and pool and the land drops away through a number of mature trees to an area of unspoilt historic woodland known as Rake Hanger. Whilst the house has been much loved over the years, it does now require general updating throughout. In all, the house lies in a plot of approximately 3.73 acres.



LOCATION

The property is situated in an elevated position along Hill Brow in the village of Rake where there is a pub, garden centre and village school. Petersfield is situated approximately 4 miles to the south-west in the heart of the South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The area has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Highfield School, Bohunt School and The Petersfield School.

LOCAL AUTHORITY

Chichester District Council. Band H.

SERVICES

Mains water and electricity. Private drainage and partial oil fired central heating.

DIRECTIONS

From Petersfield, head north along the old A3 (now B2070) in the direction of Liss and Liphook. Continue into Hill Brow and after passing The Jolly Drover Pub on your right, continue for a further 0.7 mile and the property is on your right. (If you get to Hatch Lane on your left, you've gone too far).

Ref: AB/240168/2



London Road, GU33

Approximate Gross Internal Area = 387.1 sq m / 4167 sq ft
(Including Eaves)

Cellar = 21.4 sq m / 230 sq ft

Double Garage / Wood Store & Potting Shed = 50.9 sq m / 548 sq ft

Total = 459.4 sq m / 4945 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.