



Family house in a stunning Hampshire location

Oakshott, Hawkley, Hampshire GU33 6LS

Freehold



Generous accommodation • Triple aspect drawing room • five bedrooms • two family bathrooms • Charming rear gardens • Stunning views over garden and fields beyond • carriage driveway & double garage

Local information

Fordes Cottage is located in a superb tucked away position on the edge of the village with far reaching views towards the South Downs. Hawkley is a small village which is located within the South Downs National Park with a church, public house, village green, a village hall and a cricket club. There are shops and amenities in Petersfield, Farnham and Guildford all providing a good selection of shopping, recreational, sporting and cultural pursuits. Communications are excellent with the A3 providing access to the M25 and national motorway network. There is a mainline station providing trains to London Waterloo at Petersfield (from 1hr 11 minutes) and Liss (1hr 12 minutes). There is a selection of state and private schools in the area including Greatham Primary School, Liss Primary School, Alton Convent, Eggars School, Churchers and Bedales. The surrounding countryside is within The South Downs National Park and provides excellent opportunities for walking, riding and cycling.

About this property

Fordes Cottage is located in a stunning position amid beautiful countryside on the edge of the village. The house offers large, light and balanced family accommodation and most rooms have a superb outlook. Within the welcoming centrally located entrance hall there is a log burner and cloakroom. The drawing room is a bright space thanks to the large windows and sliding French doors which gives access

to the rear gardens. There is also an additional sitting room or study. The formal dining room with feature fireplace, adjoins the family kitchen. Accessible from the kitchen is a utility room and a boot room, with the boot room providing alternative access out to the front of the house. Upstairs has five bedrooms all with views out to Hampshire countryside and there are two bathrooms.

Gardens & Grounds

Fordes Cottage has a carriage driveway which provides space for parking and provides access to a double garage with adjoining store and there are further outbuildings. The gardens and grounds are quite remarkable and include flower borders, a walled garden, an orchard, sections of wildflower meadow and woodland, all having been managed organically for wildlife for many years. In all approximately 1.7 acres.

Services

Mains electricity. Mains water. LPG Gas. Wood-fired boiler and there are solar panels. Private drainage.

Tenure

Freehold

Local Authority

East Hampshire 01730 266551

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 301.8 sq m / 3248 sq ft

Outbuildings 38.2 sq m / 411 sq ft

Total 301.8 sq m / 3659 sq ft

Savills Farnham
01252 729000
 farnham@savills.com



savills

savills.co.uk



GROUND FLOOR

FIRST FLOOR

OUTBUILDING
 (Not Shown In Actual
 Location / Orientation)

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
100-91	A		
90-81	B		
80-65	C		
55-48	D	57	63
45-35	E		
35-23	F		
1-19	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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