



## Outstanding period home in 4 acres of grounds

**Arawai House, Hill Brow, Hampshire, GU33 7PB**

Freehold



Fabulous accommodation presented over 4 floors •  
Open plan kitchen/breakfast room • 5 reception rooms  
• 6 bedrooms and 4 bathrooms • Annexe • Set in circa  
4 acres of gardens and grounds

#### Local information

Arawai House is located in a convenient location on the edge of the village with far reaching views towards the South Downs. There are an excellent range of shops and amenities in nearby Petersfield. Farnham and Guildford provide a more comprehensive 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 5 minutes) and Liss station is 1.5 miles away (with journey times from 1hr 12 minutes). There is a selection of state and private schools in the area including Liss Primary School, Churchers College, Bedales and Ditcham Park. The surrounding countryside is nestled within the South Downs National Park and provides excellent opportunities for walking, riding and cycling.

#### About this property

Believed to date from the 1870s, Arawai House is a stunning example of a substantial Victorian family home. The property benefits from many period features one would expect from this era including generous ceiling heights, well proportioned rooms and large windows, as well as a number of original fireplaces, wooden floors and doors. Highlights of the house include the beautiful formal drawing and dining rooms as well as the exceptional kitchen/breakfast

room, which has been fitted with a Bora induction hob, Quooker basin and Miele oven. There are delightful elevated views over the mature gardens to the rear from the decked terrace. The snug is located off the kitchen, a study and a flexible space in the basement currently being used a games area and store room. There is a separate door to an annexe with reception room, kitchen, bathroom and bedroom on the mezzanine level all with separate outside access to the rear garden.

On the first floor, there is a wonderfully proportioned principal bedroom with dressing room and en suite bathroom. There are 5 additional double bedrooms and two family bathrooms. On the second floor is a play room, ideal as a yoga studio with a magnificent window facing over the garden and Hangers. There are three other store rooms as well on this floor.

Approached via electric gates and a gravel driveway, Arawai house has a sizeable and attractive front and side garden where there is ample car parking. All set in approximately 4 acres, to the rear there is a large attractive garden, one area currently being used as a tennis court, the other ideal for a swimming pool/ croquet lawn. There are a number of outbuildings, all bound by a beautiful old garden wall to the south. There is also a gate to the rear woodland.













**Arawai House, Hill Brow, West Sussex GU33 7PB**

Approximate Gross Internal Area = 635.6 sq m / 6841 sq ft  
 (Including The Garden Flat)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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