



Tile House

LIPHOOK, HAMPSHIRE, GU30 7JE



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PORTSMOUTH ROAD, LIPHOOK, HAMPSHIRE, GU30 7JE

A wonderful country family home located in
the South Downs Country Park

Liphook - 1.1 miles (London Waterloo 65 minutes) • Haslemere - 5.7 miles (London Waterloo 56 minutes) • Petersfield - 7.8 miles • Guildford - 19.4 miles • London - 45 miles
(All distances and times approximate)

Ground Floor

Delightful kitchen/ dining room, light drawing room with Bi Fold doors, giving full access to the entertaining terrace, study, snug room, games room, utility/secondary kitchen, downstairs wc, downstairs bathroom.

First Floor

Master bedroom suite with en-suite bathroom and dressing room, guest bedroom with en-suite shower room, four further bedrooms with a family bathroom, walk in wardrobe and music room

Outside

Double garage, wonderful landscaped gardens with picturesque views over the open countryside, consisting of special breed sheep paddocks, a Nature Reserve and orchards, surrounding countryside consists of a top class golf course, while the property enjoys an envious position adjoining the 10th fairway of the Liphook Golf Club.

In all about 2.2 acres



SAVILLS GUILDFORD
244-246 High Street
Guildford Surrey GU1 3JF
Tel: 01483 796800
guildford@savills.com

SAVILLS COUNTRY DEPARTMENT
33 Margaret Street
London W1G 0JD
Tel: 0207 016 3780
margaretstreetcountrydept@savills.com

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DESCRIPTION

Tile House is a wonderful country family home in a private setting in the South Downs Country Park. Since purchasing the property, our clients have re-configured and modernised the property to meet most modern demands to enhance the feeling of light and space.

The main entrance leads into the hallway where there are doors into the kitchen/ dining room at the heart of the house, with bespoke units and slate work surfaces. In addition, there is an electric Aga and separate Miele ovens, underfloor heating and a full height corner glass window, providing a delightful outlook across the gardens and paddocks beyond. Doors lead to the formal drawing room with bifold doors to the terrace. There is a separate study and snug room with wood burning stove and guest cloakroom. On the north side of the entrance hall is a games room, utility room and larder.

The first floor has an excellent balance of bedrooms and bathrooms offering a flexible layout. The master bedroom suite has a large ensuite bathroom and dressing room which opens to a landing with a separate staircase, a further guest bedroom boasts an en-suite shower room, there are four further guest bedrooms with a walk in wardrobe, shower room ensuite and a family bathroom. There is also an abundance of storage, in the form of a large linen cupboard, eaves storage and additional hallway cupboard storage. From the music room there is a children's slide to the ground floor. The double garage is accessed separately and has a rear door to the garden.

There is scope within the accommodation on the northern side of the house to create a separate flat, if required, with its own access and staircase, complete with w/c and shower room and a utility room which doubles up as a kitchenette with Smeg gas hob and oven, which runs on calor gas.





SITUATION

Tile House enjoys an attractive, elevated and rural position close to the village of Liphook on the edges of both the South Downs National Park and the Surrey Hills Area of Outstanding Natural Beauty.

Liphook village benefits from a range of convenience shopping for daily needs, whilst the historic towns of Haslemere and Petersfield are within easy reach offering a range of amenities, including supermarkets, churches, banks and restaurants in addition to the main line station with a fast and frequent service to London Waterloo. For a greater selection of shops and amenities Guildford offers a full range of shopping, leisure and cultural amenities. Road connections are excellent via the Hindhead tunnel affording the A3 fast and direct route between London and Portsmouth, whilst also connecting with the M25 at Wisley for Gatwick and Heathrow airports and the national motorway network. To the south, the A3(M) and M27 provide access to Southampton ferries and airport and the West Country.

There is an excellent choice of schools in the area, including Bedales, Highfield, Churchers College, The Royal School, St Edmund's, Amesbury, Charterhouse and Cranleigh. Recreational opportunities include a top class golf club nearby, Champney's Spa at Forest Mere, country sports at a number of local venues, racing and flying at Goodwood, Polo at Cowdray and sailing at Chichester Harbour. In addition to the above, the magnificent local countryside includes The Devil's Punchbowl and Blackdown is ideal for walking, cycling and riding enthusiasts.





TILE HOUSE

Approximate Gross Internal Area:
 468.8 sq m / 5046 sq ft (Excluding Void / Eaves)
 Garage = 37 sq m / 398 sq ft
 Total = 505.8 sq m / 5444 sq ft
 Including Limited Use Area (7.2 sq m / 77 sq ft)
 For identification only. Not to scale.





DIRECTIONS

From the A3 Portsmouth Road exit left signpost Liphook B2131 onto the London Road. Head into Liphook village itself and take the 1st exit. At the second roundabout with Lloyds Bank in front, take the second exit and follow the Portsmouth Road for approximately two miles. The entrance towards Tile House is on the right hand side, passing over two fairways before the approach to the house on the right hand side.

SERVICES

Mains water, electricity, private drainage and oil-fired central heating.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

POSTAL ADDRESS

Tile House, Portsmouth Road, Liphook, Hampshire, GU30 7JE

LOCAL AUTHORITY

Waverley Council.

FIXTURES & FITTINGS

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

VIEWING

Strictly by appointment with Savills.

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