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law

Hewshott Lane, Liphook
PRICE GUIDE £750,000 - £800,000



Hewshott Lane

At a glance:

- Charming period detached cottage
- Principal bedroom with en-suite
- Three further double bedrooms
- Stunning sitting room with wood burning stove
- Kitchen/breakfast room
- Study
- Extensive mature garden
- Outbuildings & drive with parking

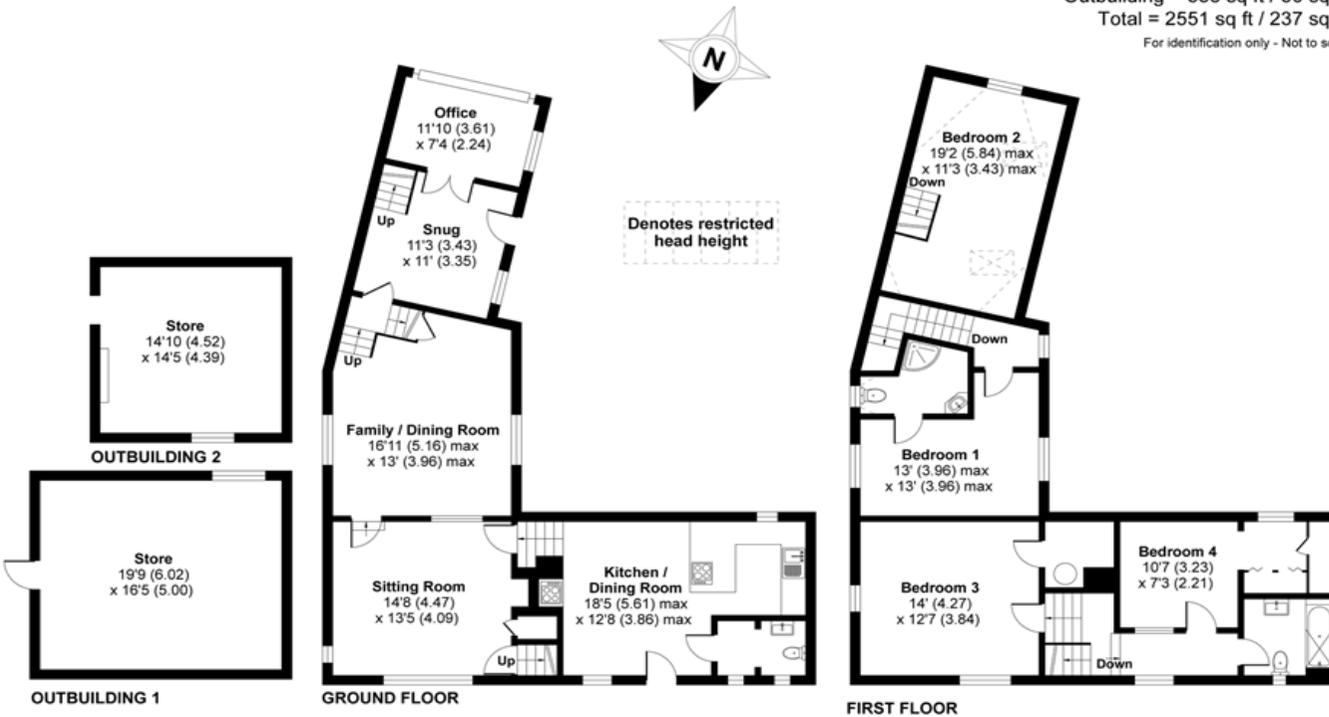
Genuinely tucked away this charming four-bedroom, two bathroom detached period cottage has origins from the 16th century with views across adjoining fields on the outskirts of Liphook.

Exquisitely presented with reception accommodation at the heart of this home the cottage provides an exceptional sitting room with views across the garden and a wood burning stove, the kitchen/dining room is fully fitted with a range of eye and base level units with adjoining cloakroom. It further provides a generous family dining room with exposed bargate stone, office and entrance hall/snug.

The first floor offers a principal bedroom with en-suite alongside and additional three double bedrooms and an immaculate family bathroom.

Outside the property sits within an extensive plot with formal lawn before opening on to the working parts of the garden with two extensive outbuildings. The front offers parking and tucked away courtyard garden.

Approximate Area = 1972 sq ft / 183 sq m
 Limited Use Area(s) = 41 sq ft / 4 sq m
 Outbuilding = 538 sq ft / 50 sq m
 Total = 2551 sq ft / 237 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kelway Law Estate Agents. REF: 718222

Liphook & Surroundings:

Having grown from a coaching stop on the London to Portsmouth journey in the 1800's, Liphook is now a thriving village situated on the three counties borders. The property occupies a convenient central position in Liphook which offers local facilities including a Sainsbury's supermarket, two doctors' surgeries, chemist and local stores.

The railway station services the Portsmouth/London Waterloo main line, whilst Liphook is located with easy access to the recently improved A3 providing good transport links to the south coast and Guildford and London to the north.

The surrounding countryside is renowned for its outstanding natural beauty, much of which is under the ownership of the National Trust or within the South Downs National Park and is within walking distance of Radford Park as it follows the winding River Wey with a number of trails and large grassed area for recreation.

Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested



Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.