



# Joys Oak

Hill Brow, Liss, Hampshire

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Malvern Road, Hill Brow, Liss, Hampshire

An architecturally distinctive family home offering huge versatility on the West Sussex/Hampshire borders.

Liss 1.3 miles (London Waterloo 66 minutes), Petersfield 4 miles (London Waterloo 66 minutes), Liphook 5 miles (London Waterloo 64 minutes), Midhurst 8 miles, Haslemere 9 miles (London Waterloo 56 minutes), Chichester 19 miles, Guildford 24 miles, London 54 miles  
(Distances and times are approximate)

## Accommodation and Amenities

Entrance hall | Vaulted living/kitchen/breakfast/dining room  
Studio/bedroom | Bedroom/study | Bathroom

Vaulted studio | Two Bedrooms | Family bathroom

**Annexe:** Living room/bedroom | Kitchen | Bathroom

Garage

Garden room | Garden stores | Sun terrace

**In all approximately 0.85 acres**



## Haslemere

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## Situation

Joys Oak is located at the end of a quiet road in the heart of Hill Brow within the South Downs National Park. Hill Brow is situated between the larger conurbations of Liphook and Petersfield.

The nearby village of Rake has public house, an established garden centre and the highly regarded Church of England Primary School. The village of Liss, a short drive away, has a post office, Tesco express, a florist, pharmacy, and doctor's surgeries. This, together with the village of Liphook have a main-line train stations with services into London Waterloo and Portsmouth. The larger towns of Petersfield and Haslemere, provide a more comprehensive range of shopping and recreational facilities as well as two further mainline stations.

Communications are excellent with the A3 approximately one mile away at Liss providing fast and direct road access to London, the M25, the international airports of Gatwick, Heathrow and Southampton as well as the south coast. Journey times on the A3 have been greatly improved since the opening of the Hindhead tunnel in summer 2011.

The surrounding area has an excellent choice of schools, including Highfield and Brookham schools at Liphook, St Edmund's, The Royal Junior School and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere, Churcher's College at Liphook and Petersfield as well as Bedales at Steep.

The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways within a very short drive.

## The Property

Painstakingly designed and built by our client's architect in 1999, Joys Oak presents as a wonderful opportunity for an incoming purchaser. There has been a clear focus on space, light and versatility, which have been achieved with maximum effect.





The house is arranged over three stories linked by an oak spiral staircase within a tower. The main living area on the ground floor houses a large open-plan room, a studio, bathroom, and a single bedroom which could be used as a study. The large vaulted living/kitchen/breakfast/dining room has a two-oven AGA with additional two oven electric companion. Although this room can be changeable to meet ones needs, it centres around a wood burning stove at the heart of the space. From the entrance hall, a wonderful decked terrace can be accessed, which is a fantastic sun-trap throughout the day.

From the living room, the spiral staircase leads down to a lower ground level, which opens into the garden; this is a well-appointed annexe which benefits from its own access, a good-sized studio/living area, a kitchen and a bathroom.

Up the spiral staircase from the main ground floor is a large artists studio, with a further vaulted ceiling and a floor to ceiling window, which allows the space to be flooded with light. An additional staircase within this room leads to the extensive lofts and the small room at the top of the turret. Further to this floor are two bedrooms (one of which is the principal bedroom with extensive built-in storage and wonderful garden views), and a family bathroom.

The integral garage is positioned below the first-floor studio and can be accessed internally from the lower ground floor.

## Gardens and Grounds

The property was named after a previous owner of the land who planted the oak tree, which a most striking and attractive feature of the garden.

The gardens are laid out informally with many spring bulbs, mature plantings, box ball hedging and wonderful walkthroughs amongst Rhododendrons. On heading toward the rear of the garden is a garden room in need of some repair and refurbishment, and beyond is small orchard, and a kitchen garden with raised beds, a green house and a garden store.

## Services

We are advised by our clients that the property has mains water, electricity, oil-fired central heating, and private drainage.

## EPC ratings

**Main House: D, Annexe: D**



## Directions (GU33 7PZ)

Follow the A3 south from Guildford and on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first turning on the left towards Midhurst. Go through the village of Sheet and on leaving the village carry straight on up the hill along the B2070. After just over two miles you reach the top of the hill and here turn left signed to Liss opposite the Jolly Drover public house. Having turned into Hill Brow Road, follow for three hundred yards and take the second turning on your right named Malvern Road. Joys Oak can be found as the final house on the left.

## Viewings

All viewings are strictly by prior appointment with Knight Frank.

## Local Authority

East Hampshire District Council - Telephone 01730 266551

## Fixtures and Fittings

Curtains, light fittings, garden ornaments etc., are specifically excluded from the sale but may be made available by separate negotiation.



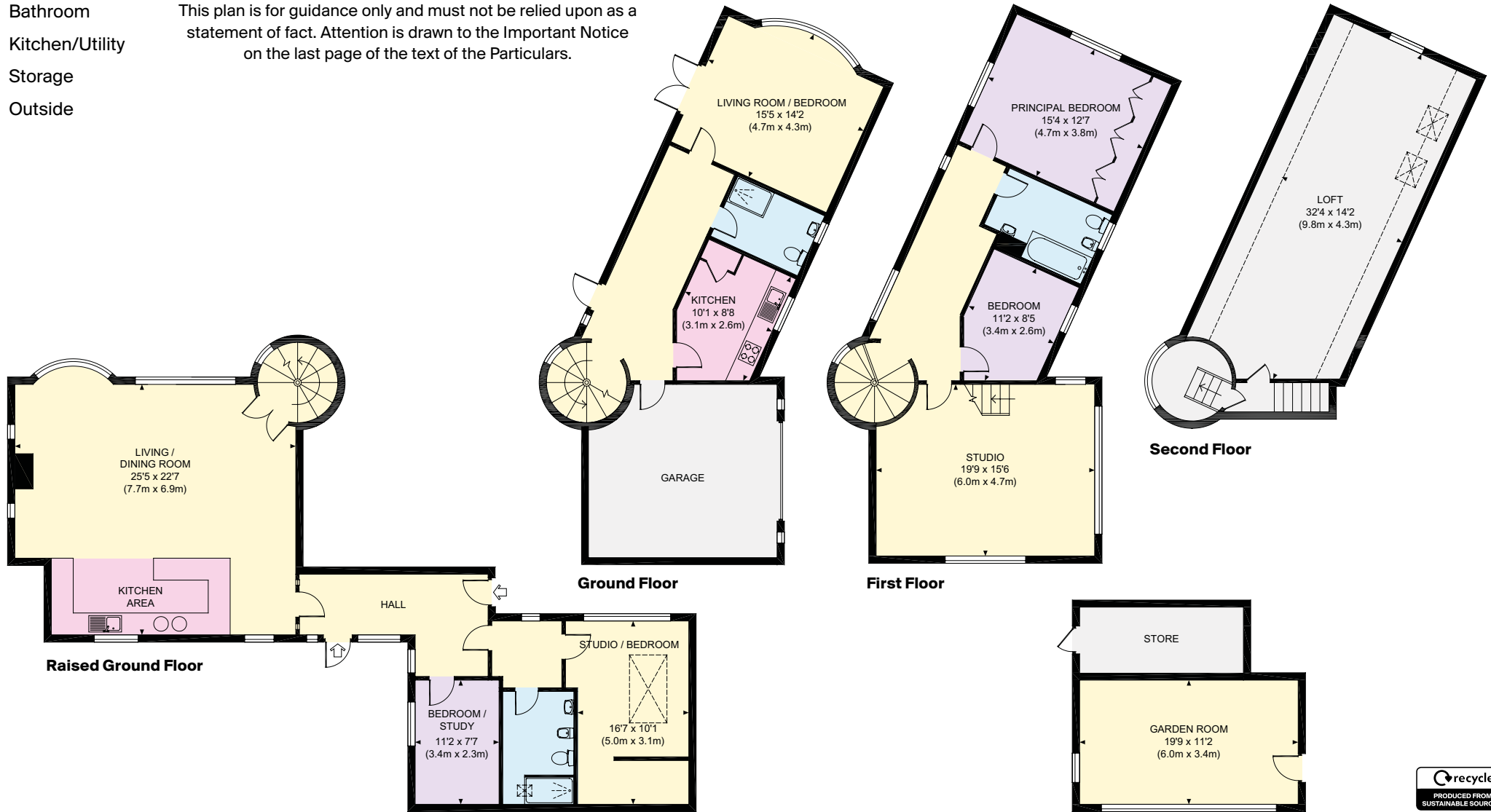
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**

**3,193 sq ft / 296.7 sq m**

**Outbuildings: 316 sq ft / 29.3 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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