

The Oast House, Blackmoor, Liss, Hampshire





A beautifully renovated Oast House in the heart of Blackmoor with **far-reaching westerly views.**

Summary of accommodation

Entrance hallway | Drawing room | Family room | Study | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Guest bedroom en suite | Three further bedrooms | Family bathroom

Annexe: Sitting room | Kitchen | Bedroom | Bathroom | Private garden

Three loose boxes | Storage barn | Three bay garage | Gymnasium/home office | Two machinery stores | Double car port

Gardens and grounds

In all approximately 1.54 acres

Distances

Greatham Village 2 miles, Selbourne Village 3 miles, Liphook 5 miles (London Waterloo 66 minutes)

Petersfield 9 miles (London Waterloo 63 minutes), Haslemere 10 miles (London Waterloo 56 minutes), London 50 miles

(All distances and times are approximate)



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Situation

The Oast House occupies a prime, private position in Blackmoor; a sought-after rural hamlet situated within the South Downs National Park. Blackmoor itself has a church and a village hall plus pre-school, primary school and golf club with more extensive shopping facilities available in the nearby villages of Selbourne providing a village shop, an excellent pub, art gallery and the renowned Gilbert White Museum. Liphook, Petersfield and Haslemere provide a much wider range of shopping and recreational facilities as well as mainline stations which provide a direct service into London Waterloo.

Communications in the area are superb, with the A3 only a short distance away providing fast and direct access to London as well as the M25 and the international airports of Gatwick, Heathrow and Southampton.

Sporting facilities are excellent with racing at Goodwood and Fontwell, polo at Cowdray Park as well as sailing off the south coast at Chichester. One of the most special elements about this stunning Hampshire location is the excellent opportunity for walking and riding, with plenty of unspoilt rolling countryside on the doorstep.





The property

The Oast House is believed to have been converted in the early 1980s and has been in the same ownership for some 40 years. The property offers a wonderful through-flow of accommodation to the principal house, including a stunning drawing room and a kitchen on the west-facing back of the house. This flows into a conservatory from which are far-reaching views over the sun terraces and gardens beyond over Hampshire countryside.

The property benefits from many period features including old fireplaces, beams and stunning stone elevations under a handmade clay-tiled roof.

Adding further to the flexibility of accommodation, The Oast House benefits from a separate one-bedroom guest annexe. This is currently let out under an Assured Shorthold Tenancy agreement and offers an excellent additional income if required, or excellent spillover space for visiting family or an au pair.





Approximate Gross Internal Floor Area
 Main House 2730 sq. ft / 253.58 sq. m
 Garage 1189 sq. ft / 110.45 sq. m
 Outbuilding 1445 sq. ft / 134.28 sq. m
 Annexe 568 sq. ft / 52.79 sq. m
 Car port 429 sq. ft / 39.87 sq. m
 Total 6361 sq. ft / 590.97 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.





Outside

The Oast House is approached via a gravel driveway leading to the front courtyard. Here you can find the open car barn which provides covered parking for two cars in an old pole barn. To the front of the property, the courtyard is mainly laid to lawn with the gravel driveway surrounding providing further access to the three-car garage and the storage barn. There is also a small paddock to the front as well as an area of hard standing providing parking for numerous cars.

To the rear the property features sun terraces which lead directly off the back of the house toward the flat gardens which feature a mature green screen affording great privacy. Beyond the gardens, the post-and-wire fence allows for seamless views over the surrounding countryside to the Hangers beyond.

The property further benefits from a detached building providing excellent storage for garden machinery, as well as a workshop and home gymnasium.

Services

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

Directions (GU33 6BY)

What3Words – revision.releasing.birthdays

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Property information

Tenure: Freehold

Local Authority: East Hampshire District Council and South Downs National Park Authority

Council Tax: Band G

EPC Ratings: The Oast House – E, The Oast House Cottage – E

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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