

# HIGHBROOK HALL

LISS | HAMPSHIRE





*‘A striking Grade II Listed period property,  
in a beautiful setting, with the original Hall  
dating back to the 14th Century.’*



# HIGHBROOK HALL

LYSS PLACE | HAWKLEY ROAD | LISS | HAMPSHIRE | GU33 6JP

Petersfield 6 miles • Midhurst 10.5 miles • Haslemere 10.5 miles • Central London 54 miles • Southampton Airport 37 miles • Gatwick Airport 55 miles  
(All distances are approximate)

*An immaculate Grade II listed country house in a beautiful setting with exceptional gardens and extensive equestrian facilities, set within attractive ring fenced farmland*

Entrance hall • Drawing room • Sitting room • Dining room • Study • Kitchen/Breakfast room  
Music room • Domestic offices • Wine cellar

Principal bedroom suite • Two further bedroom suites • Six further bedrooms • Four further bathrooms • Kitchenette

One 1-bedroom cottage • Two 2-bedroom cottages • Office/three-bed cottage

Swimming pool • Tennis court • Kitchen garden • Party barn • Extensive outbuildings

Stabling • Indoor arena • Professional manège • Fenced paddocks

Mature garden and grounds • Lake

**About 203.33 acres**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

Highbrook Hall is situated in the beautiful South Downs National Park, in rural Hampshire. The property is conveniently located for easy access to the A3 and the national motorway network, with the south coast and international airports at Gatwick and Heathrow within easy reach.

A mile to the west of the property the village of Liss has a selection of shops, a doctor's surgery and mainline station with services to

London Waterloo (about 70 minutes) along with the infamous Clarke House with chef Nathan Marshall.

The old market town of Petersfield offers a comprehensive range of shopping, sporting and leisure facilities as well as an alternative rail network to London Waterloo. To the west the cathedral city of Winchester has a wide range of cultural and commercial facilities. The area is popular for walkers and riders

with an extensive network of footpaths and bridleways.

**Schools** - Locally there are an excellent range of schools notably Highfield School at Liphook, St. Edmunds at Hindhead, the Royal Senior and Junior Schools, Churches College and Bedales, Petersfield, as well as Winchester College and Charterhouse at Godalming. Bedales Preparatory is situated locally at Dunhurst.

**Sporting** - The area is renowned for its sporting facilities with numerous golf courses and multiple equestrian venues including Goodwood and Cowdray Park. There are a number of golf courses in the area including one at Blackmoor, one at Petersfield and two in Liphook.





*'Highbrook Hall is situated in the beautiful South Downs National Park, in rural Hampshire.'*

## HIGHBROOK HALL

Highbrook Hall is a striking Grade II listed period property, on a monastic site, with the original Hall dating back to the 14th Century. The main block is 19th Century, constructed from brick with a hipped slate roof, traditional sash windows and an open porch with coupled doric columns and decorative plinth over.

The central entrance hall, with its high ceilings, leads to each of the principal reception rooms, which serve as excellent entertaining and formal rooms. The open plan kitchen/breakfast room has an electric Aga with double doors into the family room and out onto the patio. Beyond the kitchen is a boot room, utility and cloakroom and the original Refectory which is used as a games room or additional reception room.

A curving stair case rises from the main hall to a wide landing with a large sash window and doors off to the principal bedrooms. The sizeable principal bedroom suite has beautiful south easterly facing views across the landscaped grounds. There are two further suites, two bedrooms and a bathroom.

There are a further two bedrooms and bathrooms which can be accessed by a secondary staircase from the rear hall. These could be used to provide further accommodation or as separate annexe as there is a kitchen and further sitting room.











# HIGHBROOK HALL FLOOR PLANS



**Approximate Gross Internal Floor Area:**  
House - 901 sq m / 9,698 sq ft  
(Including log store and cellar)  
*For identification only, not to scale.*

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



## GARDENS AND GROUNDS

A long gravelled driveway leads to a large turning area in front of the house with the stunning lake as a key focal point. The current owners have carried out significant

improvements to the gardens and grounds with major landscaping works to provide the beautiful setting seen today.



### In the owners words...

*"The grounds are interspersed with magnificent mature trees including Cedar of Lebanon and three London Plane trees which are at least 300 years' old. A Lime avenue leads from the drawing room providing a wonderful vista.*

*Immediately to the rear the kitchen is a paved area incorporating a herb garden with raised beds surrounding a Mulberry tree. Further outbuildings adjacent to the herb garden house a gym and pump house.*

*Wrought iron gates lead to the swimming pool area set off by carefully planted cool blue and white borders with shaded pagoda and Pool House with a kitchenette and changing rooms with, shower and WC.*

*A gravel path leads past an ornamental pond through into the immaculate Kitchen garden with greenhouse and cold frames, fruit cages and ample supply of vegetables and cut flowers."*







## COURTYARD

The courtyard to the rear (north west) of the house is accessed off the main drive and by a separate drive off Hawley Road. An all-weather tennis court lies to one side of this driveway.

The large Victorian courtyard laid with ironstone cobbles with central flowerbed is constructed from brick and stone elevations under slate and tile roofs and provides additional accommodation, outbuildings and offices.

**Courtyard Cottage:** One bedroom mezzanine with kitchen, sitting room and bathroom.

**Stable Cottage:** Two bedrooms, two bathrooms with kitchen, living room and cloakroom.

**Old Blacksmith's Cottage:** Two bedrooms with shower room, sitting room and kitchen opening onto the kitchen garden.

**Old Estate Offices:** The original stables have been converted to provide additional accommodation, currently used as offices.

**Outbuildings:** There are two large fully insulated garages, a party barn and further store rooms within the courtyard.



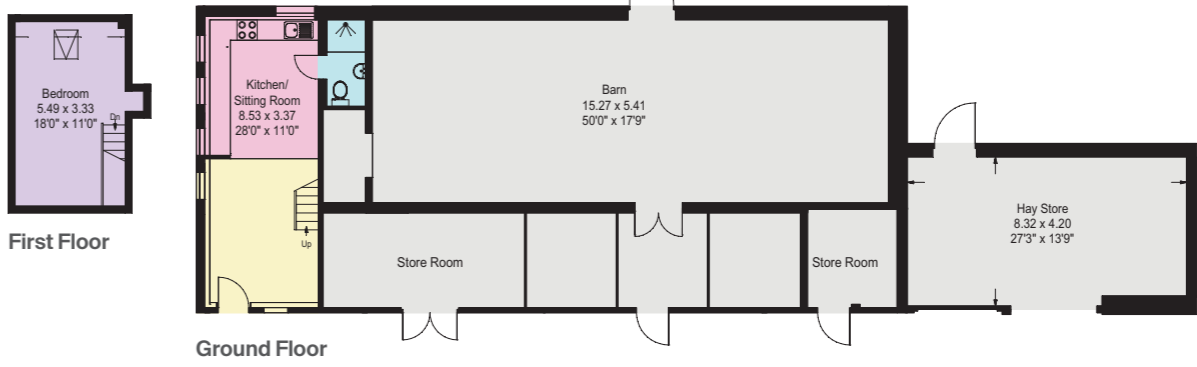
## OLD ESTATE OFFICES, STABLE COTTAGE AND STABLES



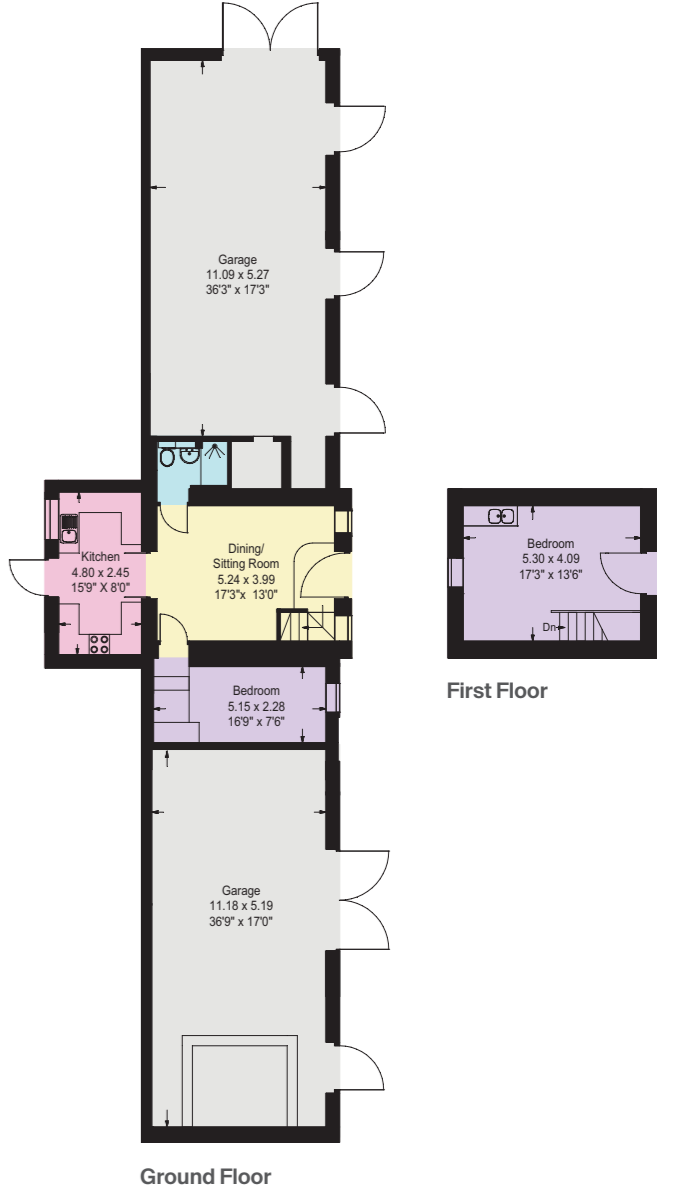
- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

**Approximate Gross Internal Floor Area:**  
 Old Blacksmith's Cottage and Garages - 197 sq m / 2,121 sq ft  
 Courtyard Cottage and Stores - 228 sq m / 2,454 sq ft  
 Old Estate Offices, Stable Cottage and Stables - 212 sq m / 2,282 sq ft  
*For identification only, not to scale.*

## COURTYARD COTTAGE AND STORES



## OLD BLACKSMITH'S COTTAGE AND GARAGES





# EQUESTRIAN FACILITIES

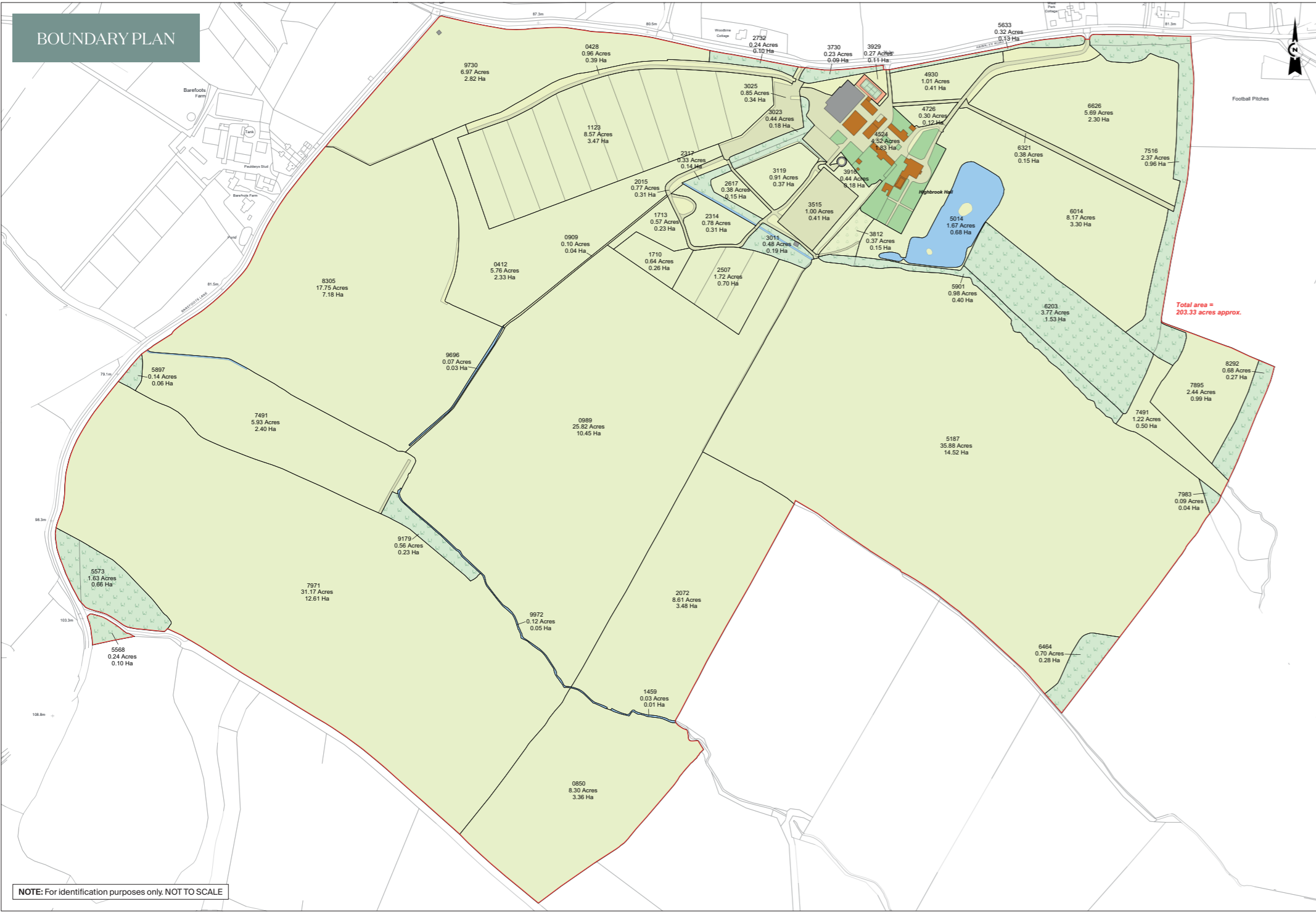
The estate's equine offerings include the main stable block with four traditional stables, indoor stables in the large barn, a tack room, wash room, and feed room. The Courtyard Cottage block includes a large barn, hay store, and 5 smaller store rooms with equestrian potential. The Garages either side of Blacksmith's Cottage have

conversion potential for further stabling purposes. Other equestrian amenities on the estate include two outdoor arenas, including a full-size show jumping arena, a full-size indoor school, an outdoor horse walker, and ample paddocks, turnout areas, and additional fields with potential for gallops across the 203.33 acres.









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## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

By Private Treaty.

### TENURE

Freehold. The equestrian facilities and adjoining pasture paddocks are currently let. Further details available from the vendor's agent.

### SALES CONDITIONS

The purchaser will pay 10% deposit on exchange of contracts, the balance on completion. The vendors retain the right to remove a number of fixtures and fittings. A list of these will be made available to prospective purchasers.

### BUSINESS RATES

Highbrook Stables is registered for business rates as a 'Livery Yard and Stables' and as of 1 April 2023 has a rateable value of £14,750.

### RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

There are no public rights of way across the property. The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves, covenants and other rights of way whether they are specifically referred to or not.

### EPCS AND COUNCIL TAX

Property	Council Tax Band	EPC
Highbrook Hall	H	E
Courtyard Cottage	~	E
Stable Cottage	A	D
Old Blacksmith's Cottage	~	E

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### LOCAL AUTHORITY

East Hampshire District Council, Penns Place, Petersfield, Hampshire GU31 4EX  
[www.easthants.gov.uk](http://www.easthants.gov.uk)

### SERVICES

Mains water and electricity to all of the residential properties which are also fitted with oil central heating. Private drainage to three largest units.

### FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden statutory, machinery and agricultural machinery. Certain items may be available via separate negotiation.

### PLANS, AREAS AND SCHEDULES

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. The equestrian yard and facilities are registered for VAT and such tax will be paid for in addition to the purchase price.

### VIEWING

Viewings are strictly by prior appointment and are to be arranged through the vendors agents.



### DIRECTIONS

Postcode - GU33 6JP

From the A3, at the Liss roundabout take the first exit signed Liss. After approximately half a mile, turn right by the Spread Eagle

Pub, signed Hawkey. Cross over the A3 road bridge and follow the road towards Hawkey. The main entrance to Highbrook Hall will be found on your left hand side.

Viewing strictly by appointment only. Please contact the selling agents:

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