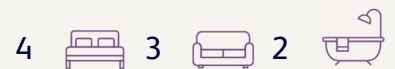




Cumbers Farm, Andlers Ash Road, Hampshire, GU33

Guide Price: £1,500,000 *Freehold*



KEY FEATURES

A detached period farmhouse with an adjoining annexe and yet a mere 0.5 mile from the village train station.

- Detached period farmhouse
- Adjoining annexe
- Situated in a village location
- Garage, carport, parking and gardens
- In all, approximately 0.49 acre



Petersfield

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DESCRIPTION

Available to market for the first time in over 40 years, this lovely detached, unlisted, period farmhouse with 15th Century origins. With brick, ironstone and tile-hung elevations under a slate and tiled roof, it has generous accommodation over two floors. As you can see from the floorplan, there's plenty of room for family and guests alike. The house has an array of period features which include exposed timbers, open fireplaces, sash windows and attached to the north side of the house is a single storey, self-contained annexe, built in 1988 and perfect for any multi-generational living or offering a proven and successful revenue stream. There is also the potential to convert the loft to provide additional space (STPP). Outside, the house is approached by a shared drive which leads to a private parking area with space for at least four cars as well as a detached, oak-framed garage/carport, built in 2018. The gardens are mainly laid to lawn and lie predominantly to the south side of the house. To fully appreciate the warmth and character the house has to offer, an internal viewing is strongly recommended.

ACCOMMODATION

- House: Main bedroom with en suite bathroom, three further bedrooms, family shower room, three reception rooms, kitchen/breakfast room, utility room, boot room, downstairs cloakroom with WC. EPC Rating: "E" (52).
- Annexe: Sitting/dining room, kitchen, bedroom and shower room. EPC Rating: "D" (62).
- Outside: Garage, carport, parking and gardens. In all, approximately 0.49 acre.

LOCATION

The property is conveniently situated close to the centre of the village. Liss provides for all day-to-day needs and has a railway station with a direct access to London Waterloo. Voted one of the best places to live in The Sunday Times in early 2025, Petersfield lies approximately 3 miles to the south and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, there are many excellent walks and outdoor activities in the vicinity. There are many popular schools in the area including Highfield School, Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS) and Bohunt School.

DIRECTIONS

From Petersfield, proceed north up the old A3 (B2070) and on reaching Hill Brow, turn left along Hill Brow Road towards Liss. Continue down the hill passing the school on your right and then take the first turning on your left into Anders Ash Road. After approximately 150 metres, take the first drive on your left and proceed up the drive and around to the left where the farmhouse is situated straight ahead of you.

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MATERIAL INFORMATION

Method of sale: Private treaty.

Tenure: Freehold.

Construction: Brick elevations under a slate and tiled roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: East Hampshire District Council. House : "G" and Annexe : "A".

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There are reciprocated rights of way over the access.

Flooding: To the best of our knowledge, the house and annexe have not flooded.

Mobile Signal: Likely with O2 (Ofcom)

Broadband Availability: Superfast available (Ofcom)

Parking: There is a garage, carport and parking.

Viewings: Strictly by appointment with Winkworth Petersfield.

What3Words: sloping.ordeals.onions

Ref: AB/120054/1



Important Notice

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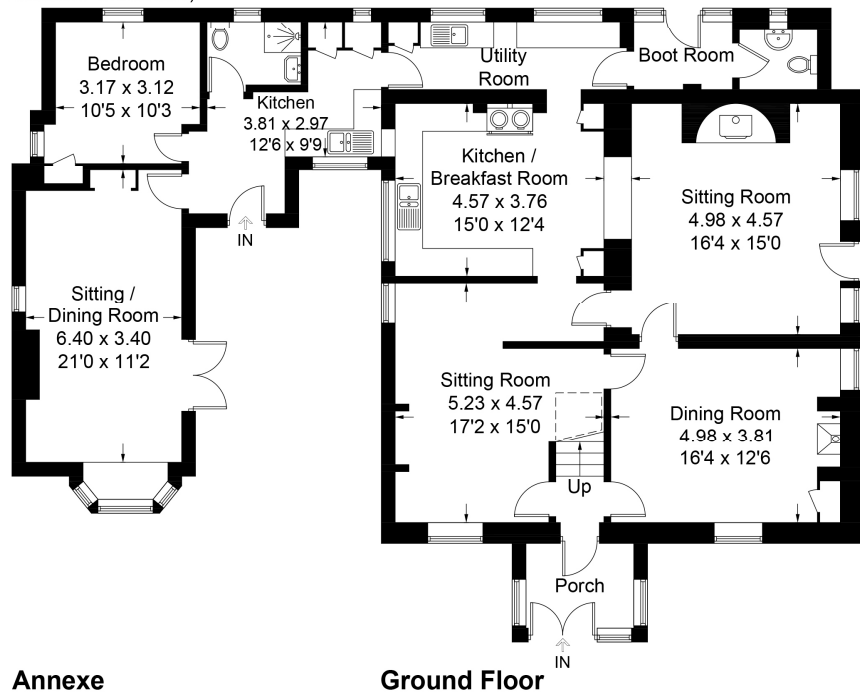
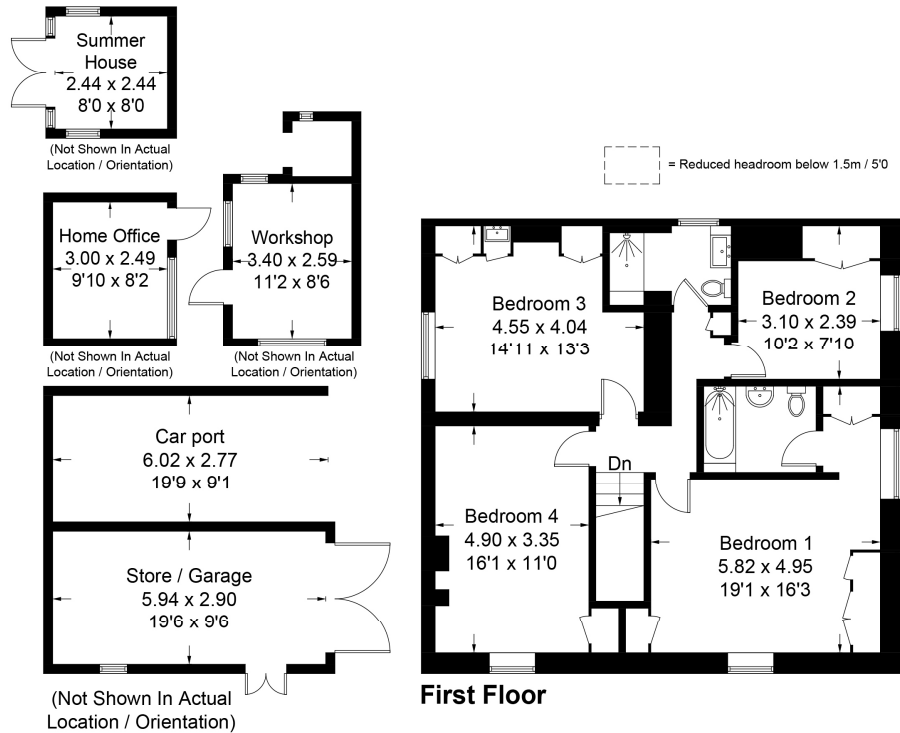
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Approximate Gross Internal Area = 248.7 sq m / 2677 sq ft

Outbuildings = 41.3 sq m / 444 sq ft

Total = 290.0 sq m / 3121 sq ft

(Excluding Car Port)



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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