



LYTH COURT

Hawkley Hurst, Hawkley, GU33 6NS

Carter Jonas

LYTH COURT, HAWKLEY HURST, HAWKLEY, GU33 6NS

Ground and first floor • Drawing room • Kitchen / dining room • Study • Pantry • 3 bedrooms • 2 bathrooms • Cellar • Private garden • 8 acres of communal parkland grounds • Two garages and driveway parking

DESCRIPTION

Hawkley Hurst is a major Grade II listed country mansion built in 1861 for a local landowner and designed by the eminent Victorian architect Teulon in a "Cotswold-style". The house has very fine sandstone elevations under a steep tiled roof. In circa 1980 the house was converted into five large courts, each with its own garden, and three flats, all of whom use the communal gardens and grounds. The property itself offers fabulous proportions, with excellent ceiling heights, ornate corning and many period features. The private front door leads to a generous hallway, which provides access to the elegant drawing room, with its oak floors, marble fireplace with Jetmaster fire, and French doors to the garden. The kitchen / dining room is well laid out, with a range of solid wood units, flagstone floors and an AGA. Ground floor accommodation also includes a study, with garden views to the rear, downstairs w/c, pantry and library. To the first floor are 3 bedrooms, one of which is a good sized principal bedroom with en suite, and a further family bathroom.

OUTSIDE

Externally, the immediate gardens to the rear are private and demised to the apartment, with a York stone terrace which is an excellent alfresco entertaining and dining area. A further lawned area has views across to the 8 acres of communal grounds with pergola, fish pond, and steps leading further down the hanger to the old carriage drive, woodland walk and path to the headwater stream of the River Rother. In addition to parking on the drive, there are two garages owned by the property.

A CENTRAL PORTION OF A HANDSOME GRADE II LISTED MANSION



LOCATION

The village of Hawkley is within The South Downs National Park and surrounded by beautiful Hampshire countryside. The village has an attractive village church and the well regarded Hawkley Inn pub. The market town of Petersfield is about 6 miles with a mainline station to Waterloo and has a comprehensive range of shopping facilities. Local sporting clubs and venues include golf at Petersfield, Liphook and Midhurst, motor racing at Goodwood, polo at Cowdray and sailing at Hayling Island. There is a good range of schools within easy reach including village primary schools in Greatham, Liss, Froxfield, Steep and Sheet; the prep schools Amesbury, St Edmund's, Highfield and Churcher's Junior School; the secondary schools The Petersfield School (TPS) and Bohunt in Liphook; and the independent schools Churcher's College, Bedales and Ditcham Park School.

ADDITIONAL INFORMATION

Tenure: Leasehold. 999 year lease from 1st January 1974. Annual Service Charge: £6,000. Ground Rent: TBC.

Services: Mains electricity. Private drainage. Oil central heating. Broadband: Fibre to the premises (FTTP). For internet and mobile services check Ofcom's website.

Local Authority: East Hampshire District Council. Council Tax Band F.

Agent's Note: Under the Estate Agents Act 1979, we are required to disclose that the seller is related to a Carter Jonas employee.

Viewings: Strictly by appointment with Carter Jonas.

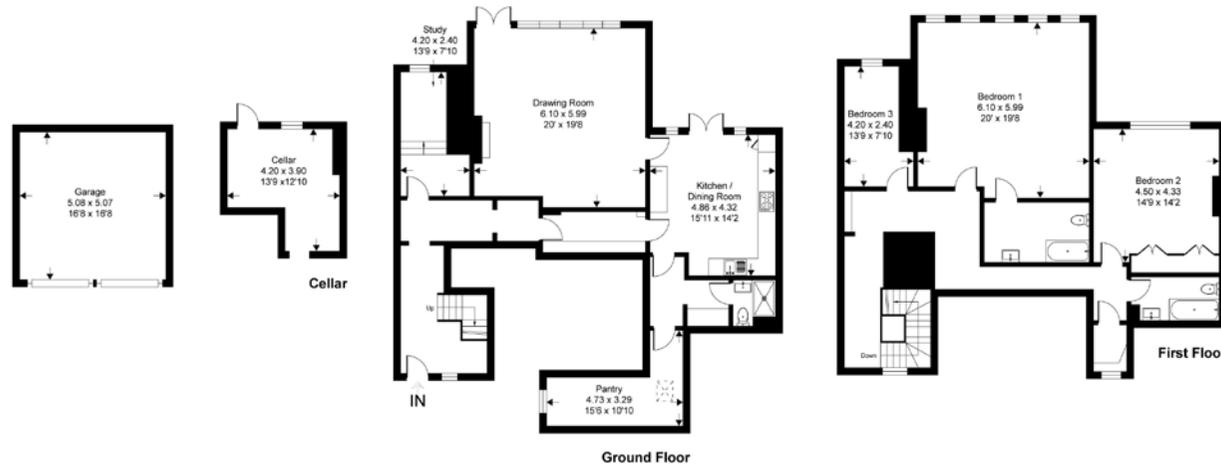






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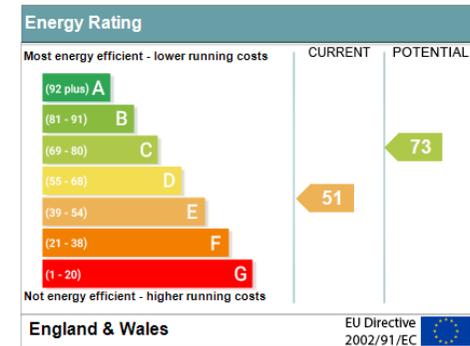
Approximate Gross Internal Area = 237.3 sq m / 2555 sq ft
 Approximate Garage Internal Area = 25.7 sq m / 277 sq ft
 Approximate Total Internal Area = 263 sq m / 2832 sq ft



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 Produced for Carter Jonas



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