



Capelwood House

HILL BROW ROAD HILL BROW, LISS, HAMPSHIRE GU33 7PX

CLARKE  GAMMON
WELLERS

Capelwood House

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A STUNNING BRAND NEW HOME SET IN ABOUT HALF AN ACRE AND SUPERBLY LOCATED FOR THE COMMUTER.

Capelwood House is a magnificent and individual country house of substantial proportions and set in an attractive plot mostly surrounded by light woodland. This lovely home features bright and airy rooms, the highlight being a wonderful open plan reception space which incorporates a luxuriously appointed kitchen area which opens directly to both the dining area and family area, both of which open out to the gardens. In addition the ground floor offers an impressive reception hallway which leads to a double aspect drawing room, featuring an open fireplace with a bio ethanol fuelled stove and twin double opening doors to the garden. To the first floor the galleried landing leads to five good sized bedrooms, including a master suite of bedroom, en-suite bathroom and dressing room. The guest suite has fitted wardrobes and a luxuriously appointed en-suite shower room, whilst the three additional bedrooms all feature fitted wardrobes. Outside the original small cottage has been comprehensively refurbished and is ideal as either an annexe or home office suite. The detached double garage also has workshop space and additional double opening doors for a tractor/mower.

- Five bedrooms
- Three bathrooms
- Open plan kitchen/dining/family room
- Drawing room with fireplace
- Study
- Galleried landing
- Utility room
- Detached annexe/home office
- Garage complex
- Landscaped gardens with overall plot of 0.49 acres

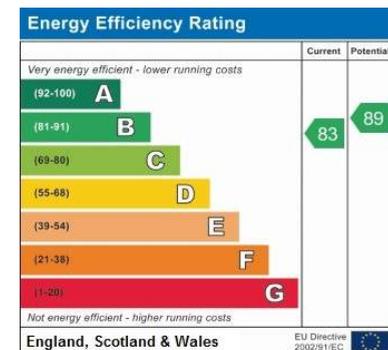
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SITUATION

Hill Brow is a highly regarded and much sought after location which offers a fine selection of country and family homes with delightful walking country nearby and a local pub up the top of the road. The villages of Liphook and Liss, both of which are a short drive away not only provide good shopping facilities for day to day needs, but also mainline rail services in to 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, road communications are excellent with the A3 approximately three miles away at Liphook, providing fast and direct road access to London the M25,



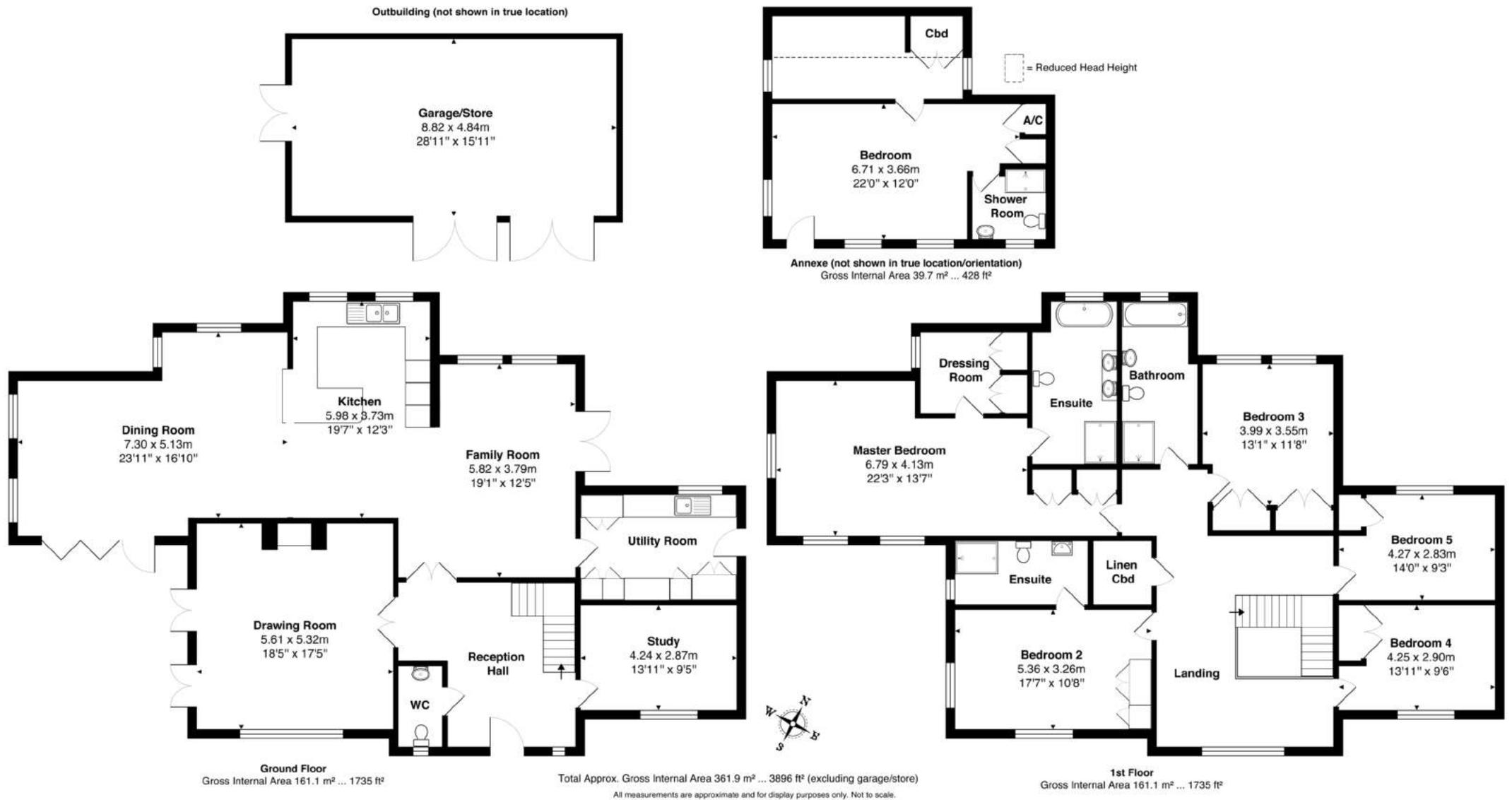
Gatwick and Heathrow as well as the south coast. The surrounding areas has an excellent choice of schools including Highfield and Brookham schools at Liphook, St Edmonds, The Royal Junior School and Amesbury at Hindhead, The Royal School and St Ives in Haslemere, Churchers college at Liphook and Petersfield as well as Bedales at Steep. The surrounding countryside is noted for its beauty and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways situated within a very short drive.



DIRECTIONS

From London take the A3 southbound to Liphook and upon entering the village leave on the B2070 (old A3) continue through the village of Rake and at the crossroads shortly before the Jolly Drover pub turn right in to Hill Brow Road, proceed along this road down the hill and shortly after passing Malvern Road on the right, the entrance to Capelwood House will be found on the left signed Capelwood House and Hollow House.

Liss Mainline Station - 1.5 Miles
Petersfield Town Centre - 4 Miles
Liphook - 5 Miles
Haslemere - 10 Miles
Guildford - 23 Miles
M25 Junction - 30 Miles
London - 52 Miles



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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