



**HAWKLEY, LISS, GU33**  
£5,000 per month\*

**Carter Jonas**



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# THE HIGH BARN, HAWKLEY, LISS, HAMPSHIRE, GU33 6NH

- 5 Bedrooms
- 3 Reception Rooms
- 5 Bathrooms
- Garden
- Off-Street Parking
- House
- Unfurnished

## THE PROPERTY

The house is approached via electric gates onto a gravel drive.

On entering the entrance hall there is a study and super double height drawing room with wood burning stove and floor to ceiling windows overlooking the garden. There is a further family/snug room and a high spec kitchen/breakfast room with patio doors onto terrace. Leading to the kitchen there is a separate utility room, drying room and shower room. Downstairs w.c.

On the second floor the main bedroom suite has bedroom, dressing room and integral contemporary bathroom with bath and shower. There are two en-suite bedrooms, two further bedrooms and a shower room on the first floor.

## OUTSIDE

Outside there are large, landscaped gardens mainly laid to lawn. Electric gates and driveway parking.


Stunning, contemporary 5 bedroom, 5 bathroom country house in the peaceful village of Hawkley yet easily accessible for the A3 and Petersfield. It is less than a mile from the popular Hawkley Inn.





# ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Deposit	Holding deposit equivalent to 1 week's rent = £1,153 Deposit is 6 weeks rent (£5,000 pcm = £6,923 deposit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	47
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

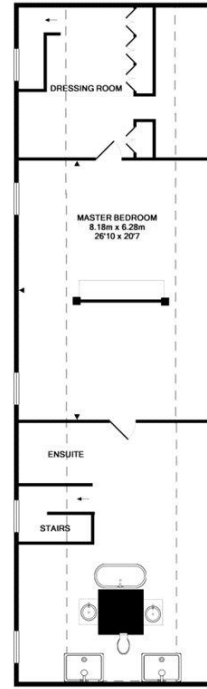
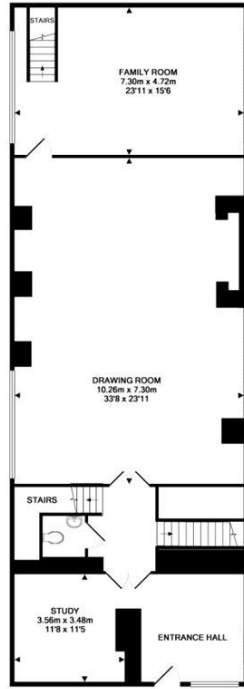
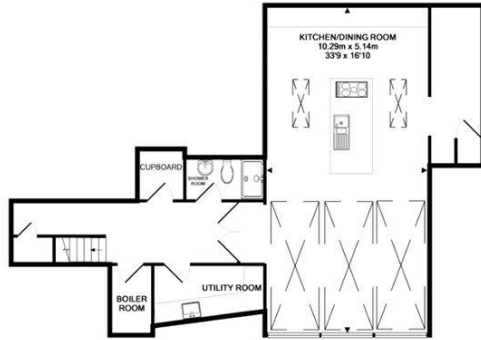




TOTAL APPROX. FLOOR AREA 455.3 SQ.M. (4901 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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