



**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.



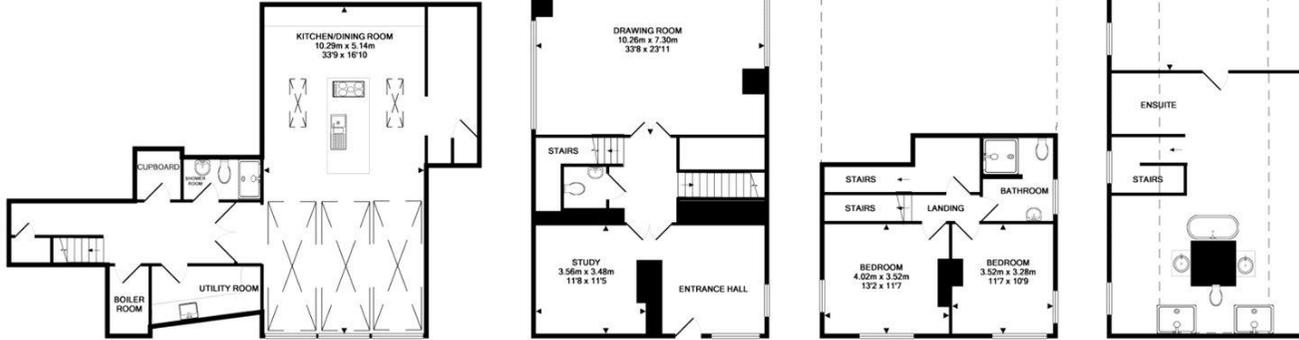
## ADDITIONAL INFORMATION

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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 455.3 SQ.M. (4901 SQ.FT.)  
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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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