





Tucked just off the green in the delightful village of Hawkley, this spacious five-bedroom detached home offers over 2,300 sq ft of well-planned accommodation, set within wrap-around gardens approaching 0.2 acres. Enjoying a peaceful and picturesque setting with views over the Hawkley Hangers, the property is just a short walk from the popular Hawkley Inn and offers a rare opportunity to enjoy village life in the heart of the South Downs National Park.

Formerly the village post office, the property blends charm and character with modern living. The heart of the home is a generous kitchen/breakfast room with traditional Aga, flowing into a cosy snug or dining area ideal for family life. A separate sitting room with log burner opens into a formal dining space with bi-fold doors leading out to the garden terrace.

The ground floor also features a versatile bedroom or home office with en-suite WC, a utility room, and a cloakroom.

Upstairs are four spacious double bedrooms, including a principal bedroom with en-suite shower room, and a large family bathroom.

The wrap-around gardens are a particular highlight, featuring two large lawns, a rear terrace accessed from the dining area, and a sun-soaked seating area beside the summer house. A timber pergola terrace offers an inviting spot to relax and enjoy the south-westerly aspect and peaceful surroundings.

A detached double garage provides ample parking and includes useful storage above, with scope to create a studio or further accommodation (subject to any necessary



consents). The private driveway offers additional parking for several vehicles.

Location – Hawkley

Hawkley is a charming and unspoilt village set within the South Downs National Park, surrounded by beautiful rolling countryside and protected woodland. Known for its community spirit, the village features a pub, church, village hall, and excellent walking and cycling routes right on the doorstep. The nearby market town of Petersfield (approx. 5 miles) offers a comprehensive range of shops, cafes, and restaurants, as well as mainline rail services to London Waterloo and access to highly regarded schools.

Additional Information

Oil-fired central heating

Mains water & electricity

Private drainage (septic tank)

Council Tax Band: G – £3,719 per annum

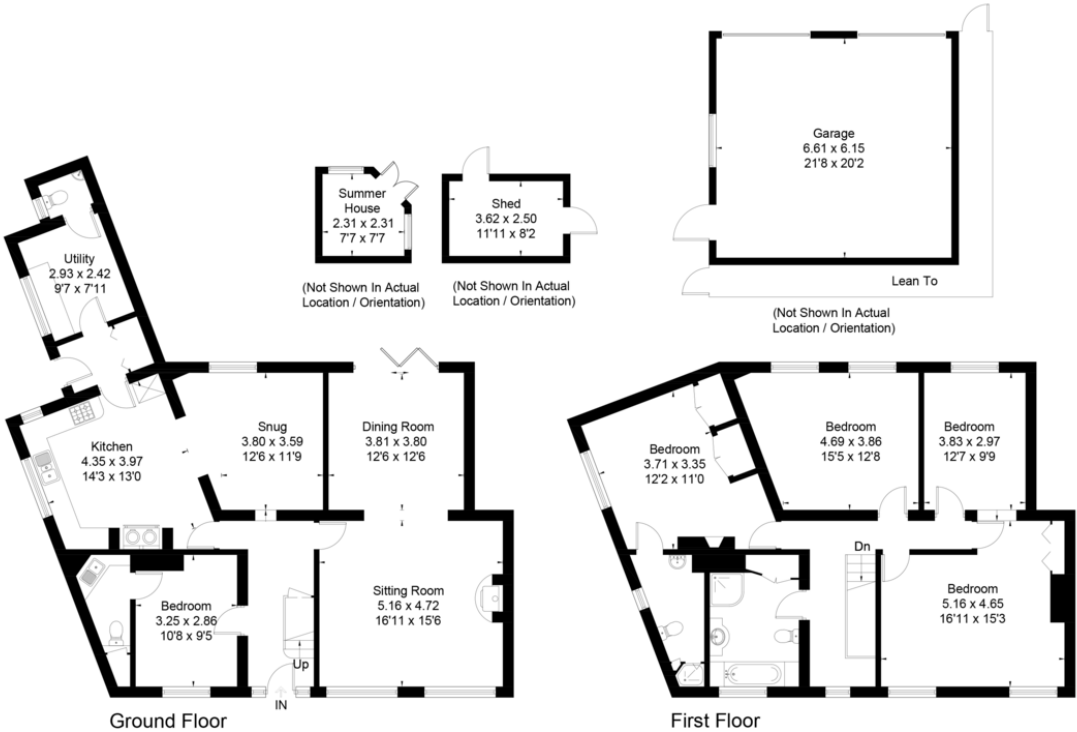
EPC: 59 D

This is a rare opportunity to acquire a unique and characterful village home in one of Hampshire's most sought-after settings.

Viewings through the vendors sole agents, Jacobs & Hunt



Approximate Floor Area = 216.9 sq m / 2335 sq ft
Outbuildings = 45.4 sq m / 489 sq ft
Total = 262.3 sq m / 2824 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85536



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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