

London Road, Rake

Asking Price £475,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

London Road, Rake, GU33 7PF

This beautifully presented home offers an ideal blend of character, comfort and practicality, with spacious accommodation and stunning gardens that create a true rural retreat.

A charming garden path leads to the front door, opening into a welcoming entrance where an open staircase forms the heart of the home. The dual-aspect sitting room is flooded with natural light while retaining a warm and cosy feel, centred around a charming log burner. The generous dining area provides an excellent space for entertaining and flows seamlessly into the study and well-appointed kitchen. Featuring granite worktops, Amtico flooring and a substantial breakfast bar, the kitchen offers both style and functionality with plenty of space for everyday dining.

The first floor comprises two well-proportioned double bedrooms. The principal bedroom enjoys a pleasant outlook, excellent natural light and ample built-in storage, while the second bedroom is equally spacious and ideal for guests, family or a home office. A beautifully appointed, recently installed Littlejohn four-piece family bathroom completes the accommodation.

The gardens are a real highlight of the property. To the front, a generous garden creates an attractive approach, while the private enclosed rear garden has been thoughtfully landscaped with a patio for outdoor dining, well-maintained lawns, winding pathways, mature planted borders, raised flower and vegetable beds, and a greenhouse. Rich in colour throughout the seasons and regularly visited by local wildlife, it offers a peaceful and secluded setting to relax and enjoy. A garage and off-road parking are conveniently positioned to the rear.

Situated on London Road in Rake, within the South Downs National Park, the property enjoys easy access to Petersfield, Liss and the A3, with excellent rail links to London Waterloo. Just a short walk away is the popular beauty spot, Olivers Piece, offering wonderful countryside walks.









Location - Rake
The property is located in the Village of Rake which is situated on the Hampshire/West Sussex border in the South Downs National Park and a short drive from the market town of Petersfield. Rake has a public house, a highly regarded primary school, village hall with a childrens play area and tennis court. There is also a popular garden centre with tea rooms and post office. There are school buses provided for secondary education at Midhurst, Liphook and Petersfield. Alternatively, Churchers College, Bedales and Highfield and Brookham schools are within easy reach. The larger village of Liss, which provides more comprehensive facilities, is approximately 1.5 miles away with the Town of Petersfield approximately 4.6 miles away.

Local authority
West Sussex County Council
County Hall
West Sussex
Chichester
PO19 1RG
01243 777100

Tenure
Freehold

EPC - F
Council Tax Band - C

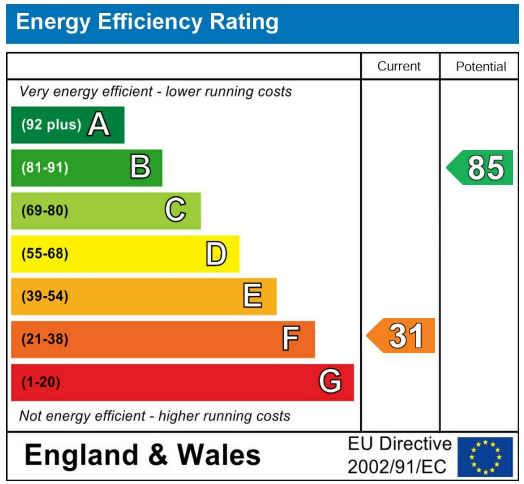




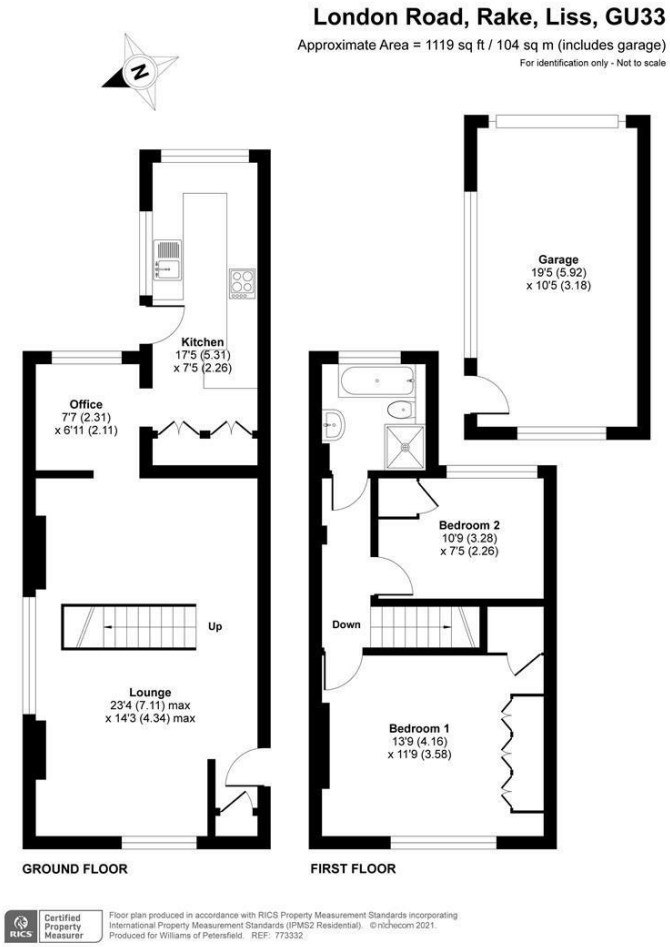








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