

LISS
NR PETERSFIELD
HAMPSHIRE





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A substantial home offering 4027 sq. ft (374.1 sq. m) of accommodation and approaching 10 acres of private grounds (approximately 1 acre of this is garden), situated within walking distance of the centre of Liss and its main line train station with services to London.

This versatile property is in an elevated position with magnificent country views and offers scope for further improvement (subject to any necessary consents).

ACCOMMODATION

5 bedrooms, 2 Bathrooms, Hall, Internal Library/Hall, Kitchen, Living Room, Dining Room, Study, Conservatory, 2 Cloakrooms, Utility

OUTSIDE

Outdoor Swimming Pool, Garage/Workshop

The Country House Company

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This attractive property is approached via a private driveway from a quiet residential country lane. Its accommodation totals 4,624 ft overall including the garage and is light and spacious throughout with magnificent views over its grounds from almost every room.

The accommodation is fairly extensive and whilst presented in good order throughout there is great scope to reconfigure some areas to create rooms that would fully exploit the position of the property and its outlook.

On the ground floor the accommodation is accessed via the conservatory, an entrance hall and then a large internal hall/library area.

There is a spacious dual aspect living room with fireplace and log burning stove. This room also has access to the dining room and has glazed sliding doors to the garden.

The well fitted kitchen also has doors outside as does the principal bedroom.

A good sized study is adjacent to the kitchen and opening up the two rooms to create one big kitchen/dining room would create a fabulous space, subject of course to any required consents.

Three double bedrooms one with an en suite bathroom, two cloakrooms and a utility room complete the accommodation on this floor.

Upstairs are two further double bedrooms, a bathroom and plenty of eaves storage.

Outside

The property has an attractive garden of approximately 1 acre with fruit trees, large areas of lawn and a 12 metre outdoor swimming pool situated in an elevated terrace overlooking the grounds.

There are two field gates which provide access to the paddocks which are approximately 9 acres with further access directly to the lane.

Situation

The property is situated within walking distance of the village of Liss which has shopping facilities, two doctors' surgeries, a school, and a mainline station with train services to London Waterloo.

Petersfield is within five miles and has more comprehensive facilities.

The area offers an excellent range of schools including Bedales, Churchers College, Ditcham Park and in the state sector The Petersfield School (TPS) and Bohunt. Liss is within the South Downs National Park and there are local bridleways and footpaths in abundance, whilst for Sailing enthusiasts, the South Coast with its numerous harbours is also nearby.

Services: Mains electricity. Solar. Metered water and private drainage. Gas fired central heating.

Local Authority: East Hants District Council. Band G

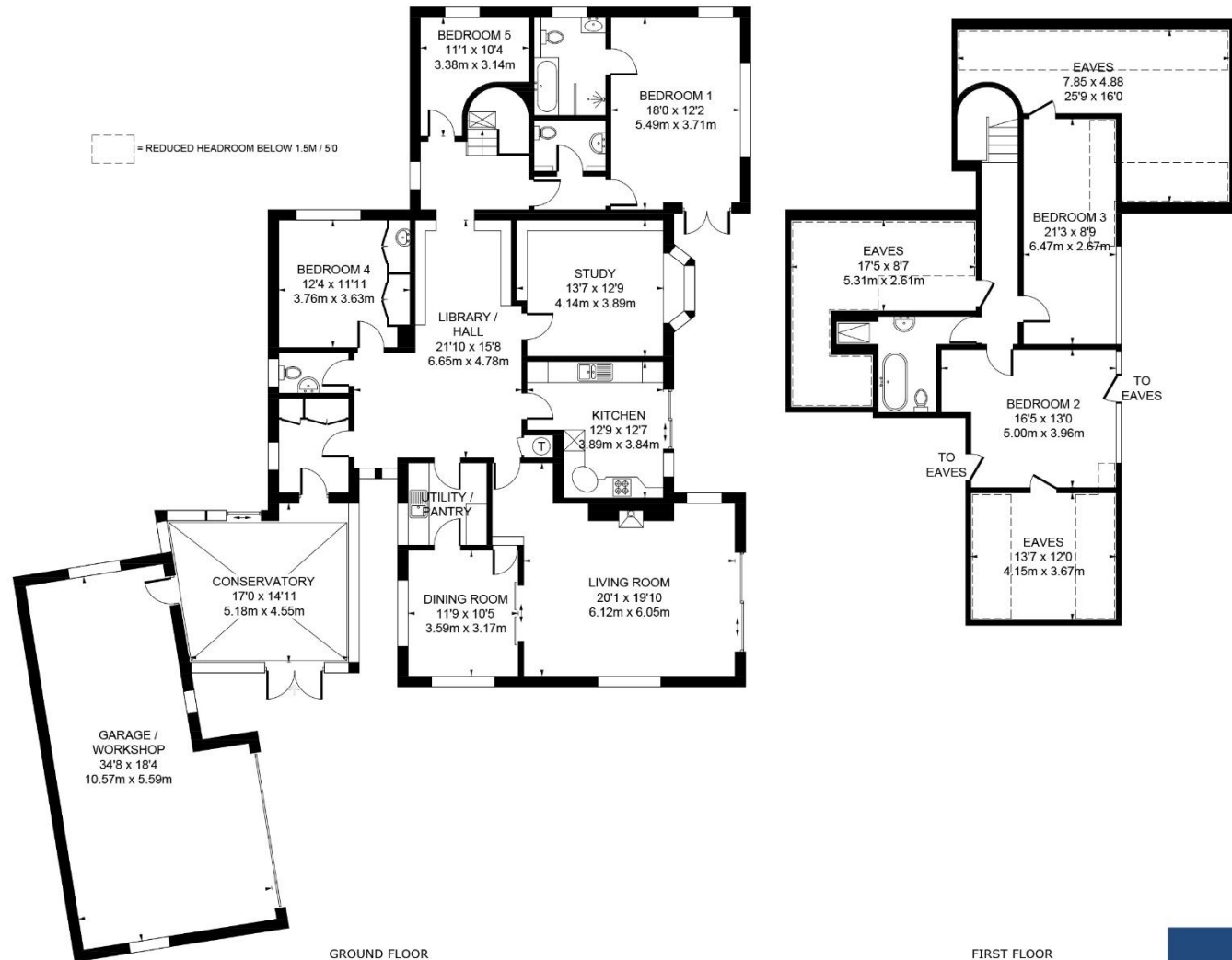
Tenure: The property is Freehold. Covenants Apply (ask agent).

Broadband: FTTC & FTTP

Viewing: Strictly by appointment via The Country House

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GROUND FLOOR
APPROX. FLOOR
AREA 2787 SQ.FT
(258.9 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 1240 SQ.FT
(115.2 SQ.M)

TOTAL APPROX. FLOOR AREA 4027 SQ.FT (374.1 SQ.M)

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.

(ID 1009745)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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