



## London Road, Hill Brow, Liss, Hampshire, GU33

Guide Price: £675,000 Share of Freehold

A beautifully presented and deceptively spacious apartment in an imposing country house, occupying the whole of the first floor set in communal gardens and with parking.

Master bedroom with en suite bathroom, 2 further bedrooms, shower room, 2 reception rooms, kitchen/breakfast room, communal gardens and parking.

EPC rating: "E" (45).

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## DESCRIPTION

The property is part of an imposing country house which was converted into just three apartments a number of years ago. With approximately 1,936 sq. ft. of living accommodation, this apartment occupies the whole of the first floor and has lovely high ceilings and large windows, allowing light to flow throughout the property. The layout can be seen in the floorplan, but of particular note is the large drawing room with a wood burner and a south facing bay window overlooking the communal gardens. The kitchen/breakfast room is fitted with matching contemporary floor and wall mounted units and there is a separate dining room or second reception room. The three bedrooms are all large enough to accommodate double beds and the master bedroom has its own en suite bathroom with shower. Outside, the property is approached by a gravel drive leading to a parking area for a number of cars. To the south of the house is a communal area of lawn, flanked by mature beds, shrubs and trees. The property is being sold with a share of the Freehold and on a 999 year lease from 8th August 2004. Please note that there have been many improvements carried out at the property since the EPC was prepared.



## LOCATION

The property is in Hill Brow, approximately 1.4 miles to the south east of Liss. Liss boasts its own train station with a direct service to London (Waterloo) in about 1 hour 11 minutes. There are also a variety of local amenities including shops, pubs, churches and schools. Petersfield lies to the south-west and offers more extensive amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Highfield School, The Petersfield School, Midhurst Rother College and Bohunt.

Services: Mains electricity, water and drainage.

Ref: AB/220140/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## LENGTH OF LEASE

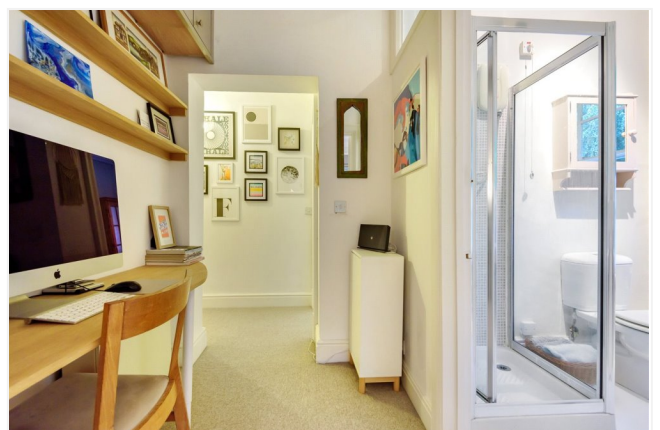
999 years from 8<sup>th</sup> August 2004 (with a share of the Freehold).

## SERVICE CHARGE

£100 per calendar month.

## DIRECTIONS

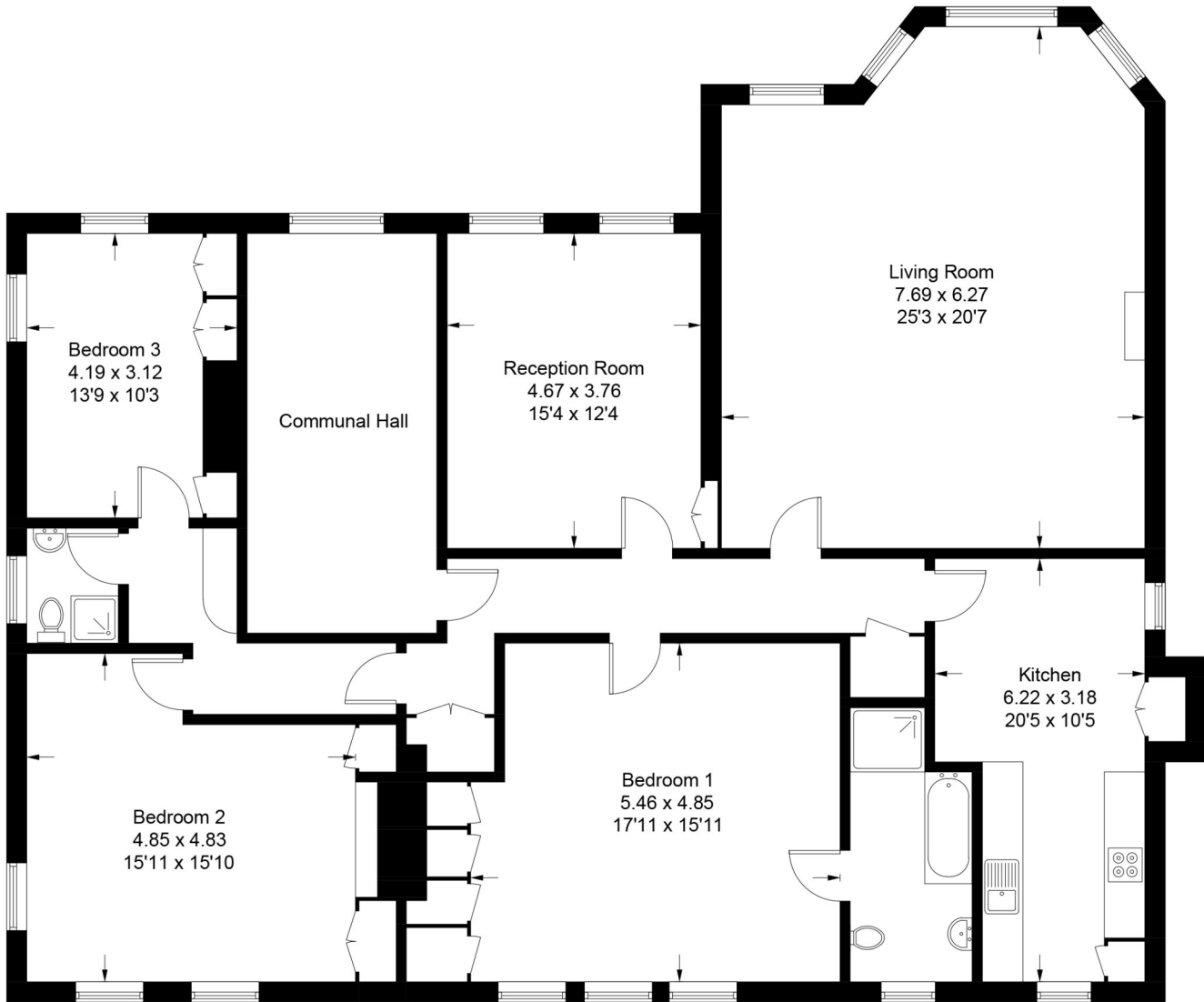
From Petersfield, proceed north on the B2070 (the old A3) towards Liphook. On reaching Hill Brow, pass Hill Brow Road (signposted to Liss) on your left and The Jolly Drover public house on your right and the property is situated after a further 350 metres or so on the left hand side.





# Hill Brow, GU33

Approximate Gross Internal Area = 179.9 sq m / 1936 sq ft



**Ground Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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