



## Langley, Liss, Hampshire, GU33

Guide Price: £1,500,000 Freehold

In a great spot, a detached family home in gardens of approximately 0.66 acre.

Two bedrooms with en suite shower rooms, three further bedrooms, family bathroom, drawing room, sitting room, study, kitchen/dining room, utility room, downstairs cloakroom with WC, outbuilding, single garage, parking and gardens.

EPC Rating: "E" (48).

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## DESCRIPTION

The property is a detached, extended cottage with brick and part tile-hung elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the kitchen/breakfast room with matching floor and wall mounted units and being in the heart of the house with three reception rooms leading off. There are two main reception rooms, both with open fires and a separate study. The stairs rise to the first floor landing, off which are five bedrooms and a family bathroom. Two of the bedrooms have their own en suite facilities. Outside, the house is approached by a gravel drive with ample parking. The garden is mainly laid to lawn with a variety of mature borders and is enclosed by deer fencing. There is a detached brick built outbuilding which has been a former annexe but now requires a bit of attention. There is also a separate detached garage. In all, the property lies in a plot of approximately 0.66 acre.



## LOCATION

The property is situated in a tucked away spot, in the hamlet of Langley, to the north-east of Liss. Liss boasts its own train station to London (Waterloo) and a variety of local amenities including shops, pubs, churches and schools. Petersfield lies to the south 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, Bohunt and The Petersfield School (TPS).

## LOCAL AUTHORITY

Chichester District Council. Band F.

## SERVICES

Mains electricity and water. Private drainage and oil-fired central heating.

## DIRECTIONS

From Petersfield, proceed in a north-easterly direction along the B2070 (the old A3) passing through Hill Brow. On reaching Rake, pass the garden centre on your left and then turn left, immediately after passing Rake Primary School. Proceed 650 metres and take the next right, then carry on to the end of the lane and then turn left. The property is the third drive on the right.



# Langley, GU33

Approximate Gross Internal Area = 210.8 sq m / 2269 sq ft  
Outbuilding = 54.2 sq m / 583 sq ft  
(Including Garage)  
Total = 265.0 sq m / 2852 sq ft



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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 2024.

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