

School Lane, Liss, Hampshire, GU33

Guide Price: £360,000 *Freehold*

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Close to the village centre, a pretty period cottage with a delightful garden.

KEY FEATURES

- A pretty period cottage
- Lots of charm and character
- Two bedrooms
- Rear garden
- Walking distance to village shops and Liss Train Station





Petersfield

01730 267274 | petersfield@winkworth.co.uk

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DESCRIPTION

A pretty, period, two bedroom mid-terrace cottage oozing charm with exposed brickwork, fireplace and lots of character. The floorplan denotes the layout but to summarise there are two reception rooms, a vaulted kitchen and bathroom on the ground floor. On the first floor are two bedrooms and a WC. The pretty rear landscaped garden has a central portion of lawn, a timber storage shed and a summer house.

ACCOMMODATION

Two bedrooms, family bathroom, sitting room, dining room, kitchen, garden, summer house and a storage shed.

LOCATION

The property is located close to the centre of the popular village 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).

DIRECTIONS

From Petersfield, proceed north up the A3. Take the first exit sign posted to Liss and follow the road back over the A3, taking the second turning on your right into Andlers Ash Road. Proceed over the level-crossing and on reaching the 'T' junction at the end of the road, turn left into the centre of Liss. At the mini-roundabout, turn right into Mill Road and then almost immediately right onto Rake Road. Take the first turning on the left into School Lane and the property is situated towards the end of the lane on the right.

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MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Painted rendered elevations under a slate roof.
Services: Mains gas, electricity, water and drainage.
Council Tax: East Hampshrie District Council. Band C.
EPC rating: "D" (60).
Service Charge: N/A.
Ground Rent: N/A.
Rights & Easements: None known.
Flooding: To the best of our knowledge, there has been no internal flooding.
Mobile signal: Good outdoor and in-home with Vodafone and O2. Good outdoor and variable in-home with Three and Good outdoor with EE.(Ofcom)
Broadband availability: Ultrafast (Ofcom)
Parking: On-street parking.
Viewings: Strictly by appointment with Winkworth Petersfield
WHAT3WORDS: ///huddle.baseless.drifting
Ref: AB/220005/1

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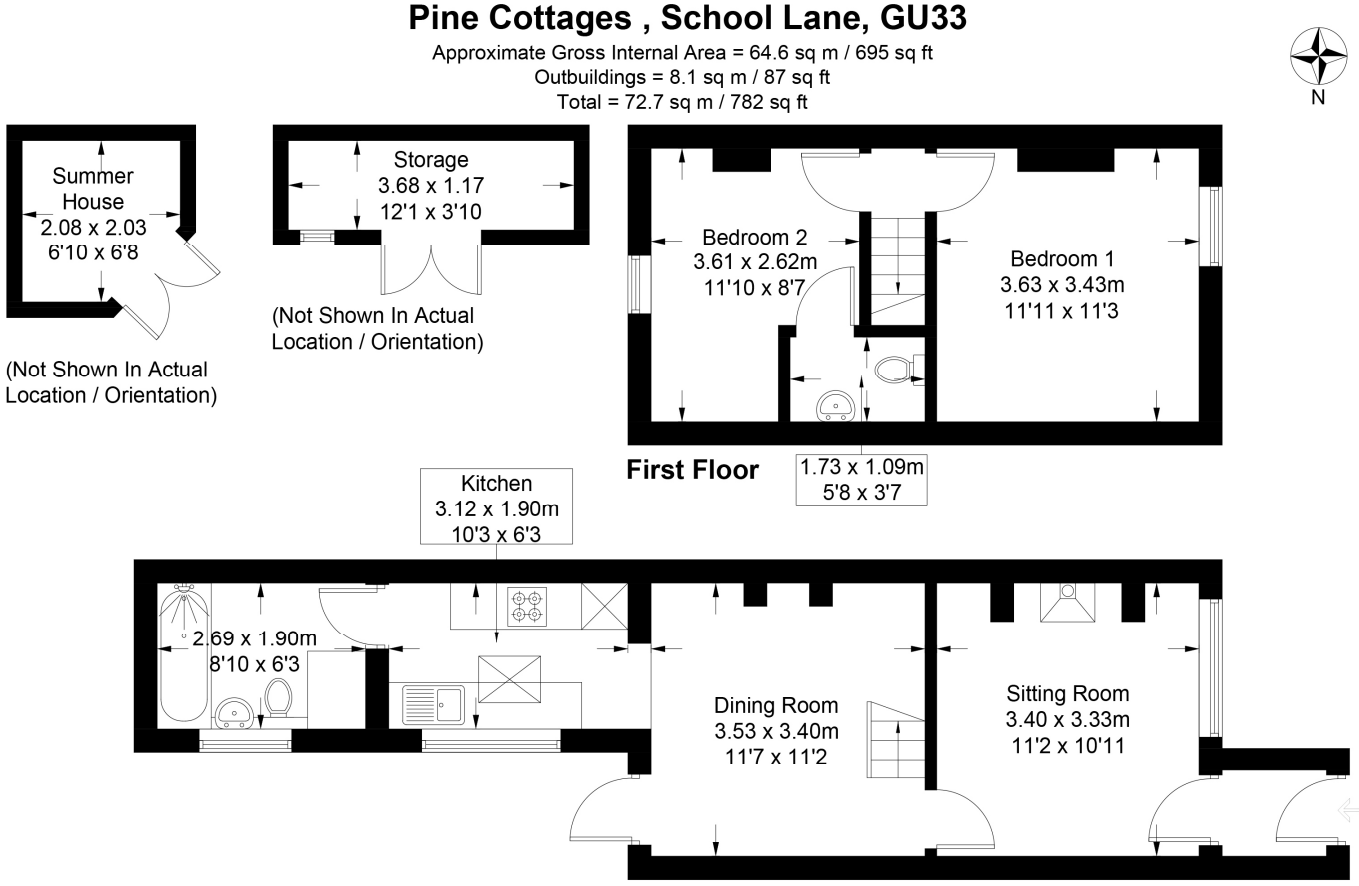
Pine Cottages , School Lane, GU33

Approximate Gross Internal Area = 64.6 sq m / 695 sq ft
Outbuildings = 8.1 sq m / 87 sq ft
Total = 72.7 sq m / 782 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 2022.

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