

Little Barn Place, Liss, Hampshire, GU33

4 2 2

Guide Price: £750,000 *Freehold*

A beautifully presented detached family home situated in this exclusive no-through road of just five properties.

KEY FEATURES

- Spacious four-bedroom detached family home
- Approximately 1,722 sq. ft. of accommodation including garage
- Generous 21'6 kitchen/dining room
- Well-proportioned sitting room with access to outside
- Principal bedroom with en-suite shower room
- Integral double-width garage and driveway parking
- Southerly facing rear garden





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DESCRIPTION

The property is a detached home with brick and part tile-hung elevations under a tiled roof and accommodation over two floors. A spacious four-bedroom family home with an integral garage, generous living accommodation and a delightful setting amongst mature trees. Situated in an attractive and established residential setting, this appealing four-bedroom home offers well-proportioned accommodation arranged over two floors, extending to approximately 1,722 sq ft including the garage. The ground floor provides a welcoming entrance hall leading through to a generous kitchen/dining room, measuring approximately 21'6 x 12'4. Offering ample space for both cooking and dining, this is an ideal room for everyday family life and entertaining. The separate sitting room is particularly well proportioned at 16'1 x 13'1, providing a comfortable reception space with double doors opening to the outside. Further ground-floor accommodation includes a useful utility room, a cloakroom and an integral garage measuring approximately 17'5 x 17'3, offering excellent storage and practical space. On the first floor, the property benefits from four bedrooms, including an impressive principal bedroom measuring 14'3 x 13'1, complemented by an en-suite shower room. The remaining three bedrooms are served by a family bathroom, providing flexibility for family living, guests or those requiring space to work from home. Outside, the property enjoys an attractive setting surrounded by mature trees and established greenery. The frontage provides driveway parking, with access to the integral garage. Overall, Little Barn Place presents an excellent opportunity to acquire a spacious and versatile four-bedroom home, combining generous reception accommodation, four well-proportioned bedrooms and useful ancillary space, all within an attractive leafy setting.

LOCATION

The property is situated in the popular village of Liss in a delightful semi-rural location within The South Downs National Park. It occupies an elevated position in a sought-after private close with near proximity to the village centre. Liss has a thriving local community with many functions taking place at the Village Hall and the Community Centre. The village has two schools (infant and junior) and offers a wide range of amenities including a good selection of shops, post office facilities, a cafe and coffee shop, a surgery and dental practice as well as a public house. Liss is extremely accessible, boasting its own train station which has a direct line to London Waterloo, regular bus routes to a variety of local towns and is well-placed for access along the A3 corridor. The market town of Petersfield offers an extensive range off shops which include Waitrose, M&S Food, Tesco, Aldi and Lidl as well as numerous boutiques, cafes and further shops. The station provides an alternative service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. 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.

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 fifth turning on the right into Little Barn Place and the property is the first house on the left.

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MATERIAL INFORMATION

Method of Sale: Private treaty.
Tenure: Freehold.
Construction: Brick and part tile-hung elevations under a tiled roof.
Services: Mains gas, electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "G"
EPC Rating: "D" (67).
Ground Rent: N/A
Rights & Easements: None known.
Flooding: To the best of our knowledge, the property has never flooded.
Mobile signal: Good outdoor (EE, O2, Vodafone, Three) (Ofcom).
Broadband availability: Ultrafast. (Ofcom)
Parking: Double garage and parking.
Viewings: Strictly by appointment with Winkworth, Petersfield.
What3Words: ///imparting.sculpting.boats

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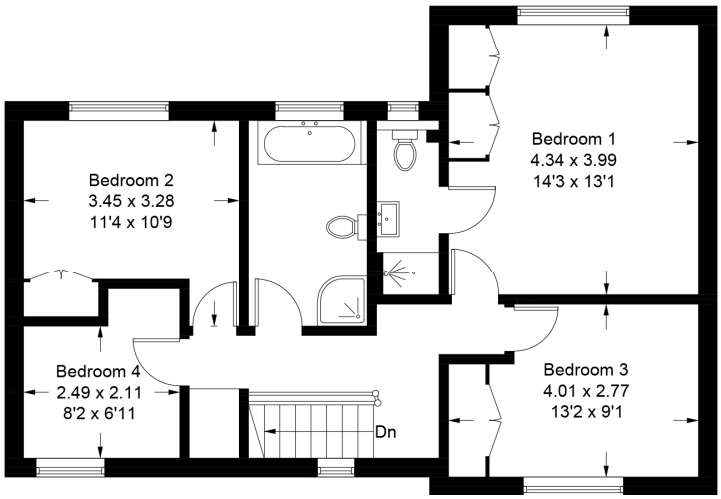
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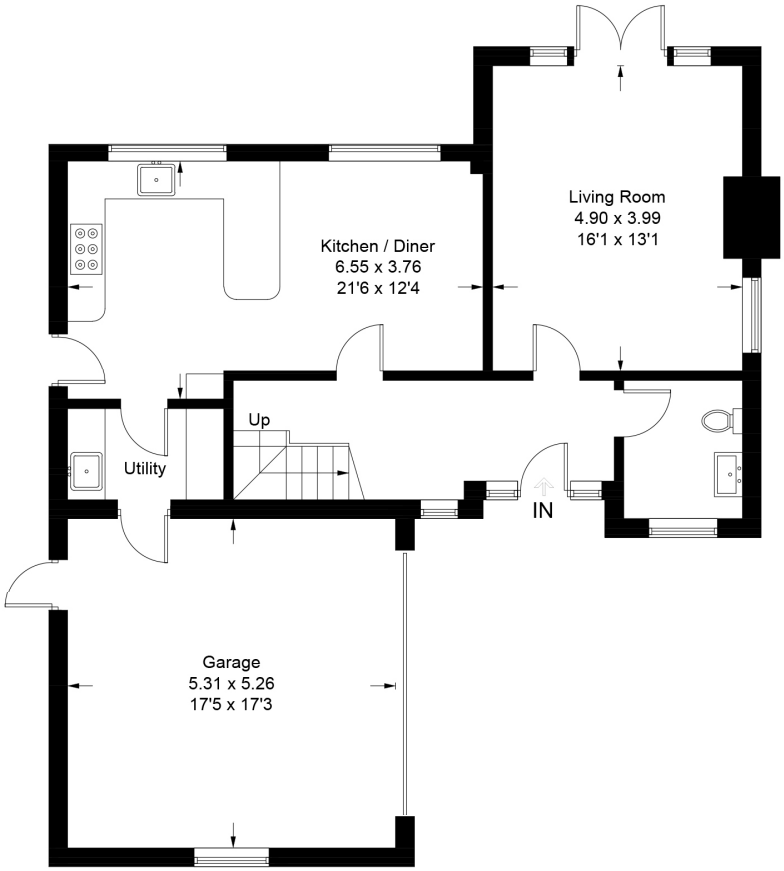
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Approximate Gross Internal Area = 160.0 sq m / 1722 sq ft
(Including Garage)



First Floor



Ground Floor

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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 2026.

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