

Station Road, Liss, Hampshire, GU33

Guide Price: £1,100,000 *Freehold*

4 2 2

A well-proportioned period family home with a garden, detached studio and driveway parking.

KEY FEATURES

- A well-proportioned period family home
- Extended and enhanced by the current owners
- Versatile and well-balanced accommodation
- Detached studio
- Gated entrance and ample driveway parking
- Walking distance to Liss Train Station





Petersfield

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DESCRIPTION

A charming and well-proportioned period family home, believed to date back to 1772, combining characterful architectural features with thoughtfully considered modern improvements. Extended and enhanced by the current owners in recent years, the property offers versatile and well-balanced accommodation, comprising three double bedrooms, a principal bedroom with en-suite facilities, a further bedroom and a family bathroom. The ground floor provides two generously proportioned reception rooms alongside a recently fitted kitchen/breakfast room, creating an inviting setting for both everyday family life and entertaining. The property is approached via an attractive oak-framed entrance with glazed detailing, opening into a welcoming porch featuring English oak construction, leaded-light effect double-glazed windows and oak flooring. The sitting room is a particularly appealing space, enjoying a dual aspect which allows for an abundance of natural light. Features include an open fireplace with a limestone surround and hearth, solid wood flooring and glazed double doors opening directly onto the garden and raised decking, creating a seamless connection between the interior and outside space. The dining room is equally impressive, benefiting from a triple aspect and a wealth of natural light. An open fireplace with a brick surround and timber mantelpiece provides an attractive focal point, complemented by a characterful leaded-light effect, timber-framed double-glazed bow window to the side elevation. Double doors open onto the front patio, offering an ideal setting for entertaining and al fresco dining. The newly fitted kitchen has been designed with both practicality and style in mind, featuring a comprehensive range of wall and base units, generous worktop space and integrated appliance storage. The breakfast area is enhanced by an exposed ironstone wall, adding further character and creating a distinctive backdrop to this sociable space. Additional cabinetry provides useful storage.

Stairs rise to the first-floor landing, which gives access to the principal bedroom with en-suite shower room, three further bedrooms and the family bathroom, which is fitted with a bath. Externally, the property occupies a plot of approximately 0.15 acres, with gardens extending around all four elevations. Predominantly laid to lawn, the gardens incorporate split-level decking and are enclosed by a combination of fencing and mature hedging, offering a good degree of privacy and a variety of spaces in which to relax and entertain. A particularly appealing feature is the detached outbuilding, constructed in 2020, which is currently utilised by the owners as guest accommodation. Arranged to provide its own living room and bathroom facilities, together with a bedroom on the mezzanine level, it offers excellent flexibility for visiting guests or alternative uses, subject to any necessary consents. To the front, a private, gated in-and-out driveway provides ample off-street parking and completes the appeal of this characterful period home.

LOCATION

The property is conveniently situated within walking distance of Liss village centre. Liss provides for all day-to-day needs and has a railway station with a direct access to London Waterloo. Voted one of the best places to live in The Sunday Times in early 2025, Petersfield lies approximately 3 miles to the south and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, there are many excellent walks and outdoor activities in the vicinity. There are many popular schools in the area including Highfield School, Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS) and Bohunt School.

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DIRECTIONS

From Petersfield, proceed north up the A3. At the Hambarn Roundabout, take the third exit signed Liss. Proceed along Farnham Road for approximately one mile and on reaching a left turn, turn left into Station Road. Proceed down the road for around one hundred metres and the property can be found on your left hand side.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Painted brick and rendered elevations under a tiled roof

Services: Mains gas, electricity, water and drainage

Council Tax: East Hampshire District. Band: "E"

EPC Rating: TBC

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: The property has flooded in the last 5 years but works have since been carried out to prevent any future issues. The flooding occurred as a result of a faulty road gulley in Station Road which the Council have now rectified. There has also been a brick barrier wall erected and a sump pump drain overflow from the farmers field on Farnham Road.

Mobile Signal: Good outdoor and variable in-home with EE. Good outdoor with Vodafone, O2 and Three. (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Driveway parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///modem.compound.timidly

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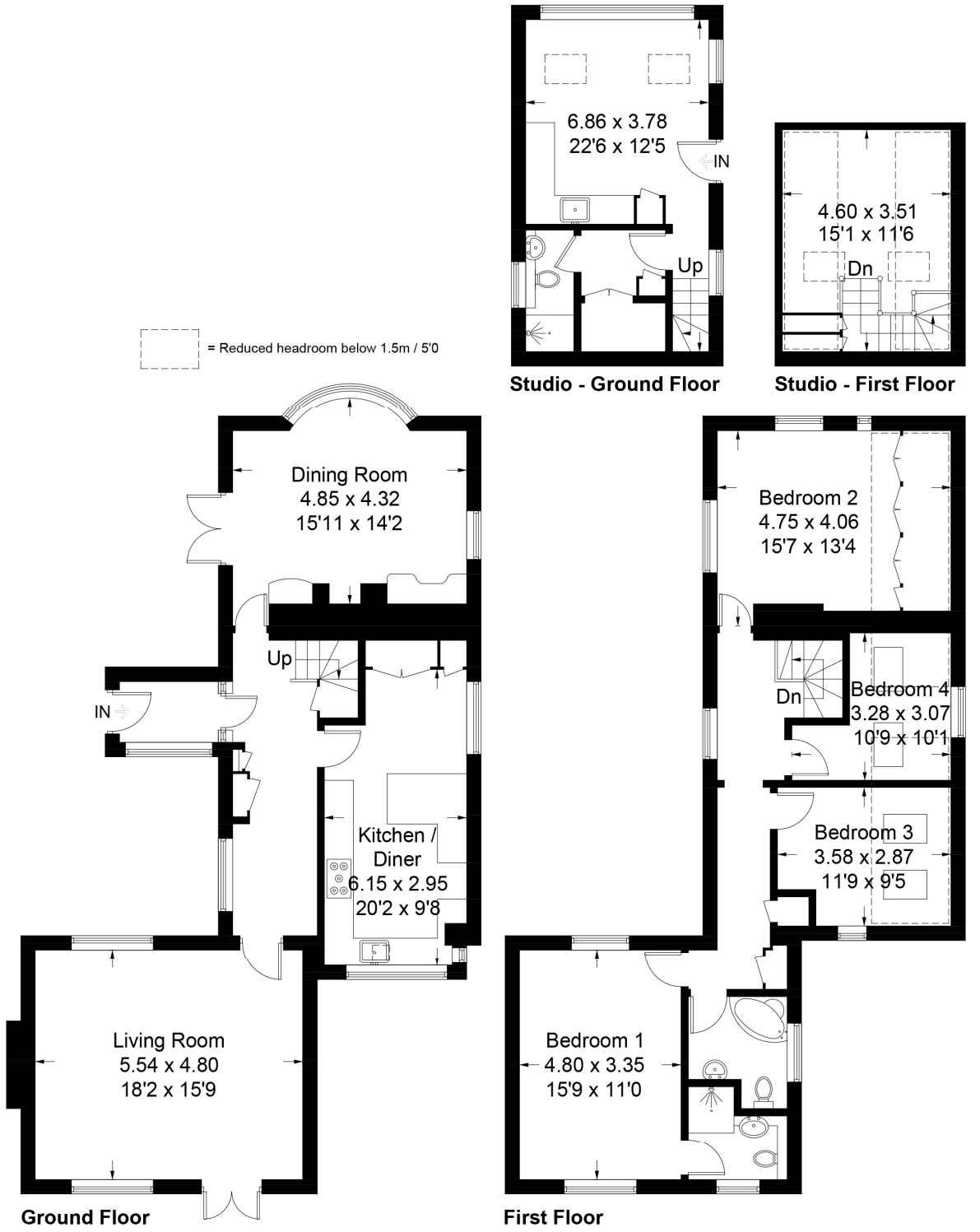
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Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft
Studio = 42.5 sq m / 457 sq ft
Total = 204.0 sq m / 2195 sq ft



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