



Forest Road, Liss, Hampshire, GU33

Guide Price: £500,000 *Freehold*



Character, charm & contemporary living — A beautifully presented family home situated in the heart of Liss Forest.

KEY FEATURES

- Charming period cottage
- Village location
- Three double bedrooms
- Living room with wood burning stove
- Fully fitted kitchen/breakfast room
- Dining room
- Rear garden
- No onward chain



Petersfield

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DESCRIPTION

Situated in the centre of Liss Forest, this charming three-bedroom cottage offers a seamless blend of character and contemporary style. Upon entering, the property immediately conveys a sense of calm and comfort, inviting you to feel at home from the outset. The sitting room provides a welcoming space to unwind, featuring a wood-burning stove and a large window that fills the room with natural light, creating a warm and inviting atmosphere. From here, wooden flooring leads through to the dining room, an ideal setting for both formal occasions and family gatherings, before continuing into the kitchen at the rear of the property. Thoughtfully designed, the kitchen centres around a stylish island, creating a sociable space where guests can relax while meals are prepared. It is complemented by distinctive dark green cabinetry, integrated NEFF appliances, and crisp white work surfaces, with French doors offering views over the garden and allowing further natural light to flow in. A conveniently located cloakroom completes the ground floor accommodation. Upstairs, the sense of tranquillity continues with three well-proportioned double bedrooms, each offering a bright and restful environment. The rooms enjoy either charming village views to the front or outlooks across the garden to the rear. The family bathroom is finished in a classic, neutral style and provides a serene space to relax and unwind. Outside, the property is equally appealing. The rear garden is attractively landscaped, designed for ease of maintenance, and provides a peaceful setting for both quiet enjoyment and social occasions.

ACCOMMODATION

Hall, living room, kitchen/breakfast room, dining room, downstairs w/c, three double bedrooms, family bathroom and garden

LOCATION

The property is situated in Liss Forest, a beautiful area to the north-east of the popular village of Liss. You can walk or cycle along The Liss Riverside Railway Walk to the village itself which has its own train station with a direct line to London (Waterloo) and there are a variety of local amenities including shops, pubs, churches and schools. Petersfield lies six miles 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. Being in The South Downs National Park, the surrounding countryside is renowned for its unspoilt rolling hills, outdoor pursuits and you have use of The Longmoor Ranges on your doorstep; perfect for any dogwalkers. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt 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. Follow the road, passing the old mill on your right and continue over the level crossing into Forest Road. Continue along the road passing the playground and The Temple Inn where the property can be found after a short distance on your right.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Partially rendered with brick elevations under a slate roof.

Services: mains gas, electricity, water and drainage

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

EPC Rating: "C" (69)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded.

Mobile signal: Good outdoor (Ofcom)

Broadband availability: Ultrafast (Ofcom)

Parking: On-street parking

Viewings: Strictly by appointment with Winkworth, Petersfield.

What3Words: ///depend.stable.vibrating

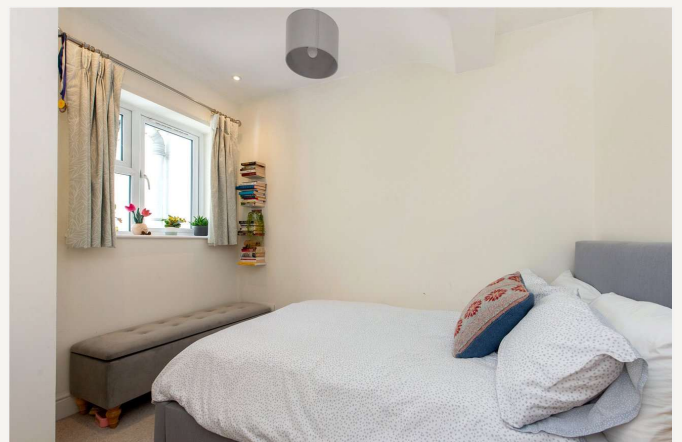
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Petersfield

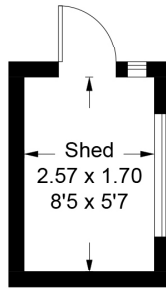
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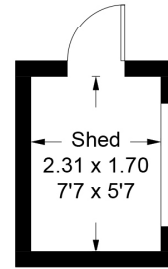
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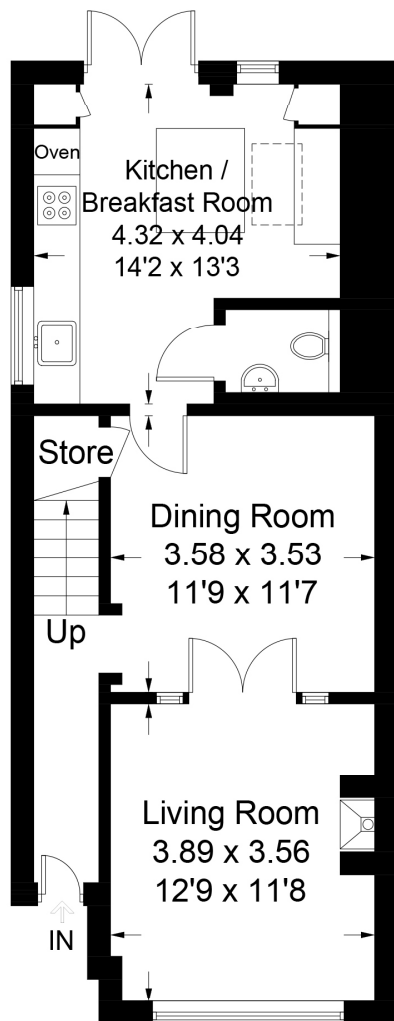
Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft
Sheds = 8.2 sq m / 88 sq ft
Total = 105.8 sq m / 1138 sq ft



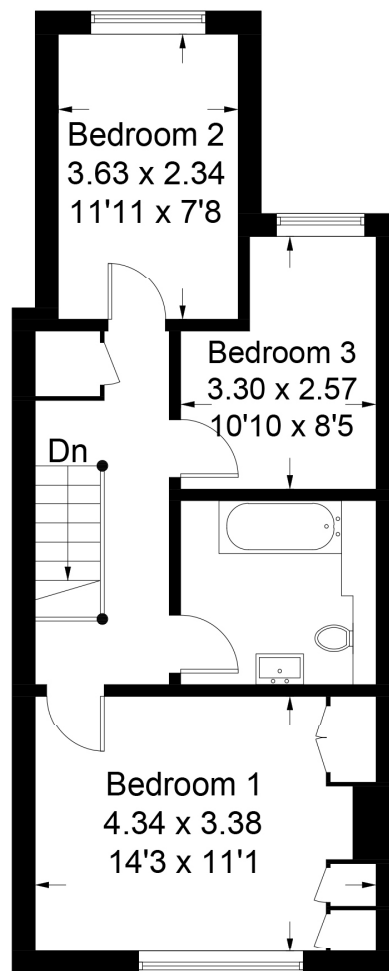
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Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First 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 2026.

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