



The Ridings, Liss, Hampshire, GU33

Offers in Excess of: £825,000 *Freehold*

4  2  2 

An impressive four bedroom detached house set in a prominent position at the top of a quiet, sought after cul-de-sac in the South Downs. Within walking distance of Liss village, with its well-established shops, characterful pubs and mainline station to London Waterloo and within two miles of the major A3, which links Portsmouth to London, this delightful property is centrally positioned within a generous plot and benefits from an elevated position which provide distant views of the countryside and nearby fields.

KEY FEATURES

- A detached four bedroom family home
- Situated on the edge of the popular village of Liss
- Quiet sought-after cul de sac location
- Views over surrounding countryside
- Updated and improved by the current owners
- Scope to extend (STPP)



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A detached four bedroom family home situated on the edge of the popular village of Liss in a quiet sought-after cul de sac location benefiting from views over surrounding countryside. With brick and part tile-hung elevations under a tiled roof, the property has accommodation over two floors. Subject to the usual planning consents, there is scope to extend to the side or rear of the property, convert the garage or extend the driveway should one require additional space. As such, this presents a great opportunity for any incoming purchaser to put their own stamp on the property and would make a wonderful family home. The property has been sympathetically updated with notable improvements including a Worcester gas-fired combi boiler (hydrogen compatible), Anglian double glazing throughout, a modern fireplace, refurbished cloakroom and en-suite, new kitchen appliances, secure rear fencing and a new flat roof on the garage. The layout can be seen in the floorplan, but of particular note is the generously-sized living room with a large bay window, contemporary gas fireplace and French doors that lead out to a patio area. Upon entering the property, the spacious hallway with parquet flooring leads to a recently refurbished WC, cloakroom, large living room and a separate dining area with direct access to the garden. The kitchen has a variety of units and integrated appliances, a side door out to the garden and an internal door to the double garage. From the hall, stairs rise to the first floor landing, off which are four well-proportioned bedrooms with built-in storage and a family bathroom. The main bedroom has its own en suite and benefits from elevated views to the front. Outside, there are gardens to the front and rear, predominantly laid to lawn with a variety of mature borders enclosed by fencing and three separate access points. The rear garden makes a great private entertainment space ideal for unwinding in the warmer months. To the front of the property is a driveway with parking for at least two cars and a double garage. Additional parking could be created if required.

ACCOMMODATION

Main bedroom with en suite, three further bedrooms, family bathroom, living room, dining room, kitchen, downstairs WC, cloakroom, double garage, parking, front and rear gardens.

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 quiet sought-after cul de sac location 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 in Tesco Express, 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, within 0.6 miles of the property, 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 of 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 fourth turning on the right into Huntsbottom Lane and The Ridings can be found on your left after approximately 100 yards. The property will be ahead of you towards the end of the cul de sac.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold Construction: Brick and tile

Services: Mains gas, electricity, water and drainage

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

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: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: ample driveway parking and attached double garage

Viewings: Strictly by appointment via Winkworth Petersfield

WHAT3WORDS: ///renting.orchids.flopping



Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Petersfield

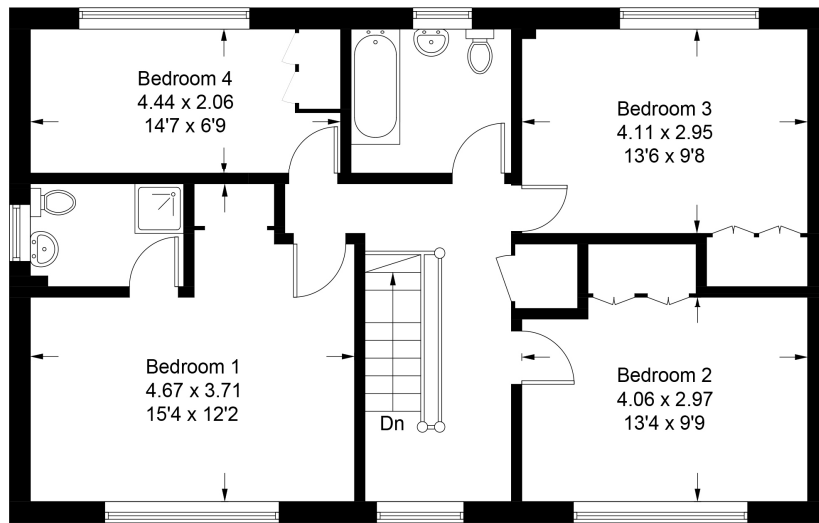
01730 267274 | petersfield@winkworth.co.uk

Winkworth

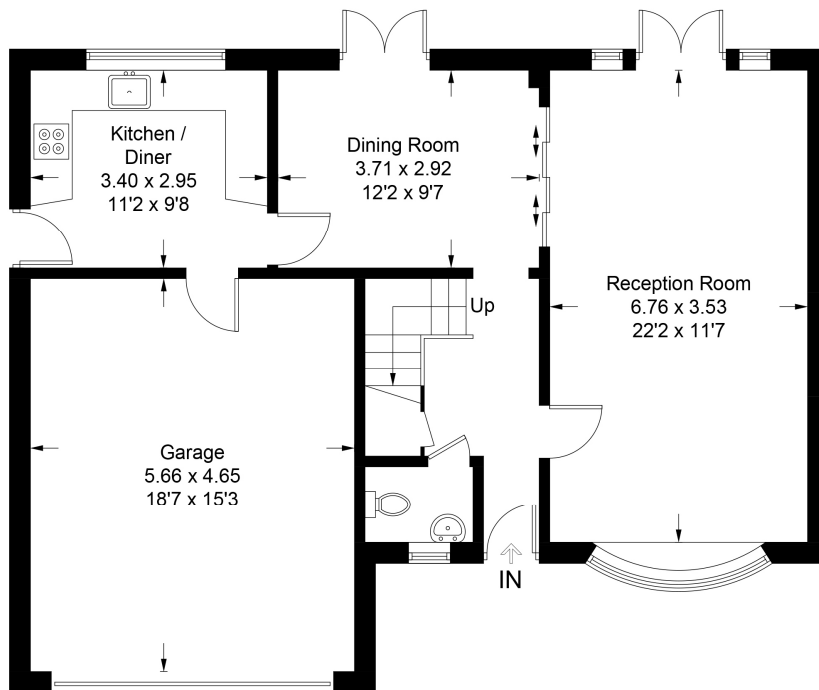
for every step...

The Ridings, GU33 7RP

Approximate Gross Internal Area = 160.9 sq m / 1732 sq ft
(Including Garage)



First Floor



Ground 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 2024.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.