



Forest Road, Liss Hampshire, GU33

Guide Price: £650,000 *Freehold*



A beautifully presented, modern townhouse in Liss Forest with 1,834 sq. ft. (170.4 m<sup>2</sup>) of living accommodation, off-street parking and a landscaped garden.

#### KEY FEATURES

- Modern three-storey townhouse
- Versatile accommodation in excess of 1,800 sq. ft. (170.4 m<sup>2</sup>)
- Four double bedrooms, two with en-suite facilities
- Village location with good access to the outdoors
- Enclosed rear garden
- Private allocated parking for three cars



Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

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#### DESCRIPTION

The property is a high specification, semi-detached family home constructed by CY Homes Ltd in 2014 (as one of only four properties). With over 1,800 sq. ft. (170.4 m<sup>2</sup>) of floor area, this modern three-storey townhouse offers spacious and versatile accommodation spread over three floors. With a highly efficient EPC Rating of "C" (75), air source pump and modern underfloor heating this a house which utilises the latest technologies. Upon entering the property, there is a good-sized modern kitchen/breakfast room, separate utility room, cloakroom with WC and a large sitting room with bi-folding doors leading outside. On the upper floors are four double bedrooms, two of which have their own ensuite facilities and an additional family bathroom. Outside, the house is approached by a pedestrian path leading to the front door. The garden is to the rear, is fully enclosed by panelled fencing and can be accessed either through the house, by a side passage or rear gate. There is a paved terrace; an ideal spot for outdoor entertaining leading to an area of shingle and the garden has been designed in such a way that requires minimal maintenance. At the bottom of the garden is a gate which leads to the private parking area where there are three spaces allocated to the property, although one space is currently being occupied by a garden shed. This property would suit a variety of buyers from families, downsizers, individuals who are looking for a "Lock-up and Leave" and those who need to work from home alike. As such, an internal viewing is strongly recommended to fully appreciate the charm and layout of this delightful property.

#### ACCOMMODATION

Two double bedrooms with en suite shower rooms, sitting room, sunroom, dining room, kitchen, downstairs cloakroom with WC, a south-west facing balcony and courtyard 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, immediately before the turning to Pine Walk.

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## MATERIAL INFORMATION

Method of sale: Private treaty.

Tenure: Freehold.

Construction: Brick under a slate roof.

Services: Air source heat pump, underfloor heating (ground floor), mains electricity, water and drainage

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

EPC Rating: "C" (75).

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 with EE: Good outdoor. Variable in-home. (Ofcom)

Broadband availability: Ultrafast. (Ofcom)

Parking: There is a parking area to the rear where there are one to two spaces allocated for this property.

Viewings: Strictly by appointment with Winkworth, Petersfield.

What3Words: props.hubcaps.rules.

Ref: AB/240219/1



### Important Notice

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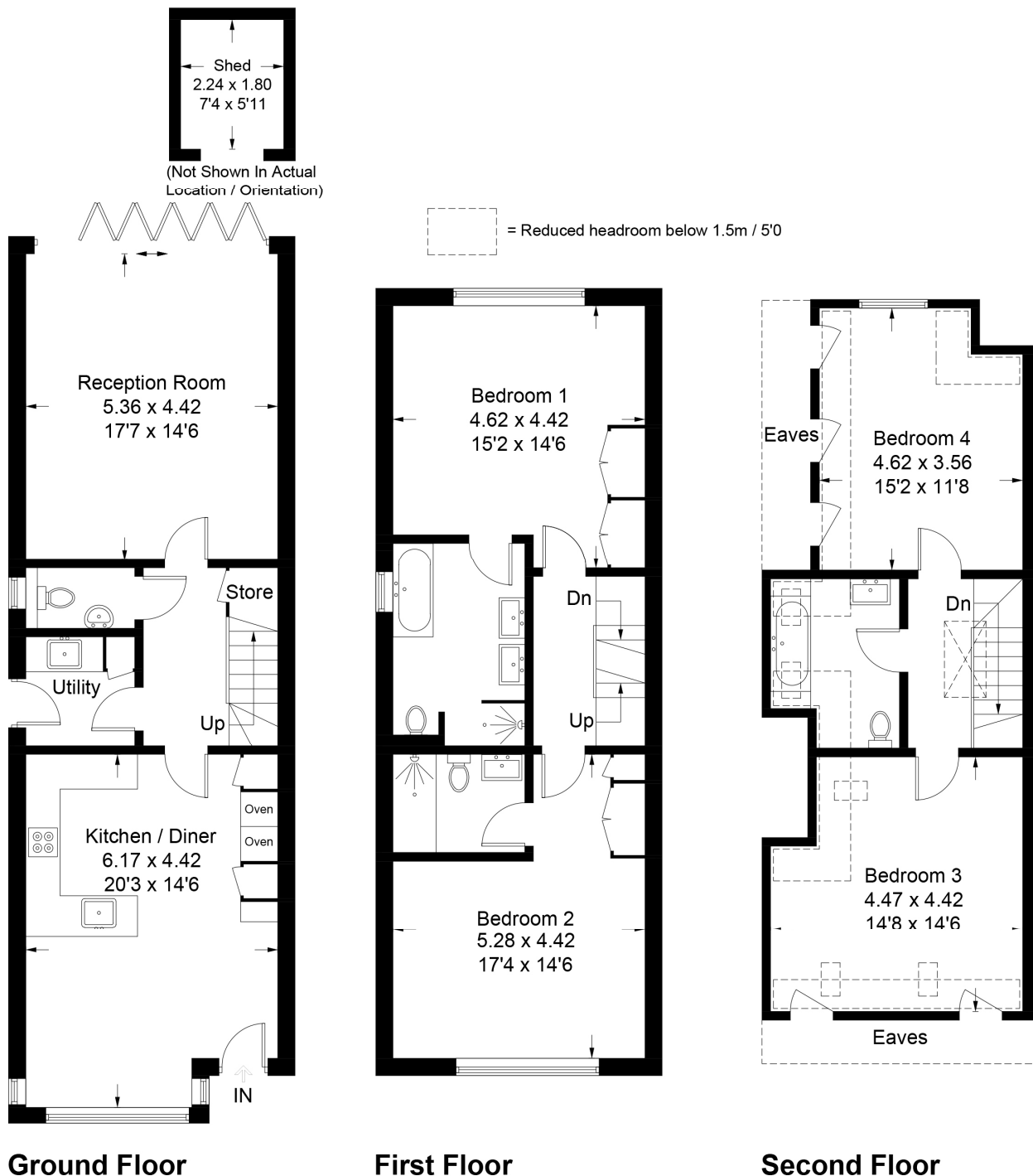
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Approximate Gross Internal Area = 170.4 sq m / 1834 sq ft

Shed = 4.0 sq m / 43 sq ft

Total = 174.4 sq m / 1877 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 2026.

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