



Little Barn Place, Liss, Hampshire, GU33

Guide Price: £900,000 *Freehold*



A spacious detached family house situated in a sought-after village location on a small private close with triple garaging, driveway parking and gardens.

KEY FEATURES

- Detached family house
- Situated on a small private close
- Spacious living accommodation
- Driveway parking and triple garaging
- No onward chain



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DESCRIPTION

A detached family home situated in an elevated position at the end of a private close housing only five properties. Believed to have been built in 1994, the property has been meticulously maintained and thoughtfully extended over the years, boasting over 2,000 sq. ft of spacious living accommodation. The ground floor welcomes you with a covered porch and a charming entrance hall leading to a cloakroom with WC facilities, a study to the front of the property and a generously sized living room with an open fireplace. The living room has double doors that take you through to a lovely garden room offering a splendid view across the gardens with easy access out to a large patio area. A sizeable dining room adjoins the living room which offers a delightful setting for entertaining with double aspect garden views. The well-appointed double aspect kitchen/breakfast room features oak fitted units with plenty of storage, modern appliances and a utility room for convenience. On the first floor, a galleried landing leads to the main bedroom with a dressing room and an en-suite shower room, three additional well-proportioned bedrooms all of which have built-in double wardrobes, and a large family bathroom fitted with a modern white suite. Outside, a tarmac driveway offering parking for several vehicles leads to a detached triple garage which has double and single electric doors, power and lighting alongside additional storage space above. The well-maintained gardens surround the property, offering a peaceful oasis with lush lawn areas, flower and shrub beds, paved patio area, pond, and a garden shed.

ACCOMMODATION

Main bedroom with en-suite shower room and dressing room, three further double bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, utility room, garden room, study, downstairs WC, triple garaging, parking and 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 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 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 fifth turning on the right into Little Barn Place and after approximately 60 meters, the property can be found ahead of you at the end of the private close.

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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:** "G".

EPC Rating: "D" (67)

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 outdoors (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Driveway parking and triple garage.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///measures.shrub.agreeable

Ref: HW/240115/1



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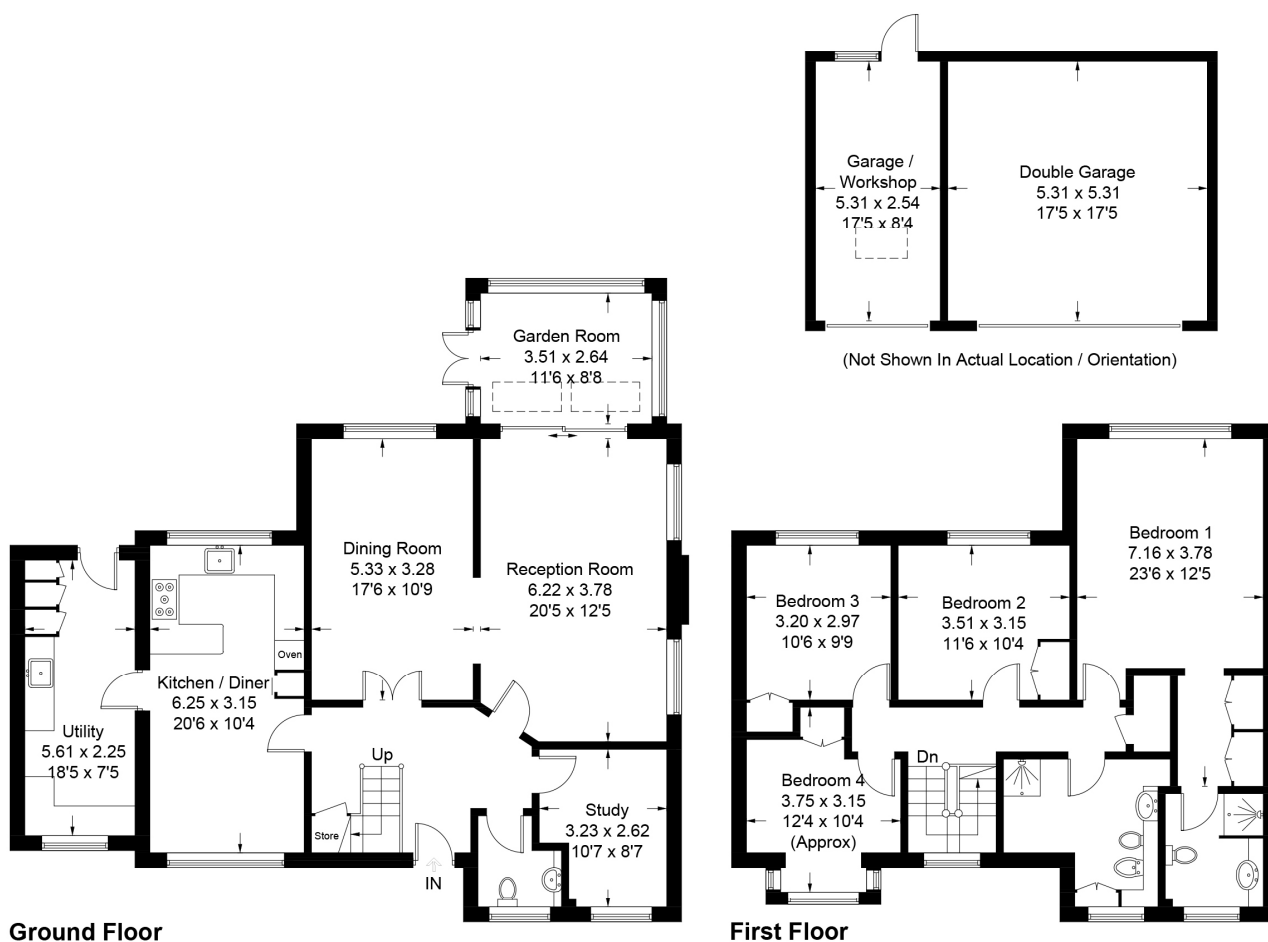
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Approximate Gross Internal Area = 191.5 sq m / 2061 sq ft
 Outbuilding = 42.4 sq m / 456 sq ft
 Total = 233.9 sq m / 2517 sq ft



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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 2024.

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