



## Warren Road, Liss Forest, Hampshire, GU33

Guide Price: £575,000 Freehold

A modernised detached home with versatile accommodation, off street parking and a south-west facing garden.

2 bedrooms, family bathroom, bedroom 3/study, conservatory, kitchen/living room, reception hall, parking and garden.

EPC "D" (65).

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## DESCRIPTION

The property is a detached family home with painted brick elevations under a tiled roof and accommodation over two floors. This light and airy property has all ground floor rooms being dual aspect. The layout can be seen in the floorplan but of particular note is the tremendous open-plan kitchen/living room with a wood burner and sliding doors lead to a conservatory. Also on the ground floor is a study/consultation room which could be used as a third bedroom if desired, a downstairs cloakroom with WC and a spacious hall. From the hall, stairs rise to the first floor landing, off which are two bedrooms and a family bathroom. Outside, the property is approached by a bricked drive with parking for a number of cars. The garden is to the rear and can be accessed either by a side gate or through the house. Predominantly laid to lawn, the garden is south facing and is an ideal spot to unwind during the long summer afternoons. There is a brick built garage, currently used for storage.



## LOCATION

The property is situated in Liss Forest, to the north-east of Liss. The village of Liss boasts its own train station with a direct link to London (Waterloo) and a variety of local amenities including shops, pubs, churches and schools. Longmore Range is within a short walk and offers great dog walking and cycling paths. The M25 is approximately 30 minutes drive away and the Cathedral city of Chichester, with its renowned Festival Theatre, is also approximately 30 minutes drive away. There is golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Set within The South Downs National Park, the surrounding countryside is renowned for its natural beautiful landscape and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Bohunt, The Petersfield School and Midhurst Rother College.

Agents Notes: We are informed by the seller that the property was rewired and plumbed in 2017.

Services: Mains gas, electricity, water and drainage.

Ref: AB/200129/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From Petersfield, proceed north up the A3 and at the Ham Barn Roundabout, take the first exit onto the B3006, signed to Selborne. After passing the sign welcoming you to Greatham and as the road bends sharply to the left, turn right signed to Greatham Village. Just before reaching the church on your left, turn right into Forest Road and proceed back over the A3. After entering a 30 MPH speed limit, take the third turning on the left into Warren Road, just as the road bends to the right. The property is on your right, shortly before Pine Walk, which is also on the right-hand side.



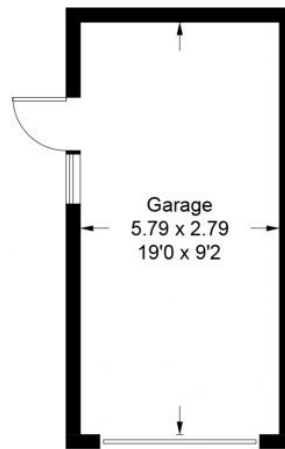


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Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft

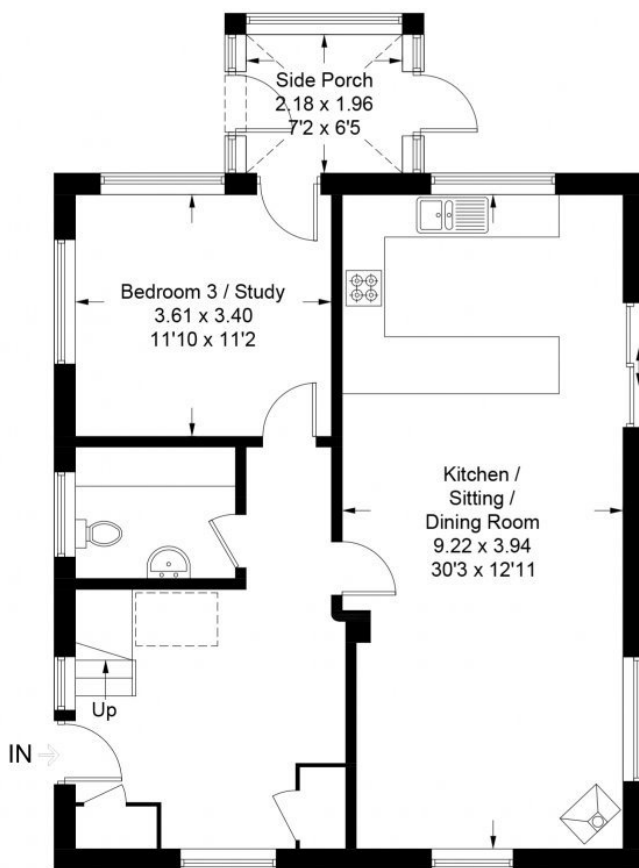
Garage = 16.2 sq m / 174 sq ft

Total = 136.7 sq m / 1471 sq ft

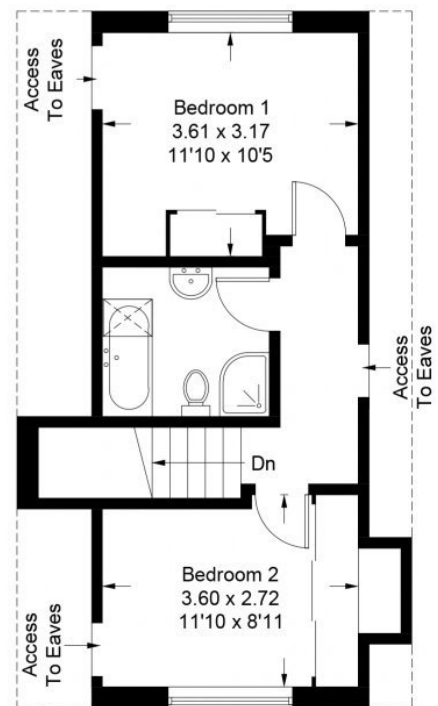


(Not Shown In Actual  
Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



**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 2021.

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