



## Forest Green, 76a Forest Road, Liss, GU33

Guide Price: £795,000 Freehold

On an exclusive development of just three new houses, a detached family home with a garage, parking and a south facing garden backing onto a recreation ground.

Master bedroom with en suite shower room, dressing room/ study, family bathroom, drawing room, kitchen/dining room, utility room, downstairs cloakroom with WC, garage, parking and garden.

EPC Rating: TBC.

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## DESCRIPTION

To be completed by the end of 2021, a detached family house built by the award winning local house builder 6a Vision. Within the development site are just three detached houses, all of which are slightly different. The layout can be seen in the floorplan but of particular note is the tremendous kitchen/dining room with an island, many integrated appliances, composite work surfaces and there are two sets of double doors to the garden. The drawing room is to the front of the house and from the hall, stairs rise to the first floor landing, off which are three bedrooms, a family bathroom and a dressing room or study. The master bedroom has its own en suite shower room. Outside, the house is approached by a shared access to the three properties leading to two parking spaces leading to an attached single garage. The garden is on the south side of the property and is flat, will be laid to lawn and being south facing, will be a sun trap during the summer months. Beyond the bottom of the garden is a local recreation ground. A full Specification of Works is available on request, but essentially the house is to be finished with many modern day conveniences. The property also has the added benefit of being sold with a 10 year Build Zone Warranty. Please note that the internal images are of a similar development which 6a Vision completed in 2020 and that the external images within this marketing material are computer generated images. At this early stage of construction, there may be the possibility of a purchaser personalising the property by choosing their own tiles, kitchen and bathroom units, floor coverings and paint colours.



## LOCATION

The property is situated in Liss Forest, an area to the north-east of the popular village of Liss. Liss boasts 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. Closer to home within Liss Forest is the ever popular Temple Inn. Petersfield lies 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 train station also provides a 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. Being in The South Downs National Park, the surrounding countryside is renowned for its unspoilt rolling hills and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

Services: Mains gas, electricity, water and drainage.

Ref: AB/210029/3

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

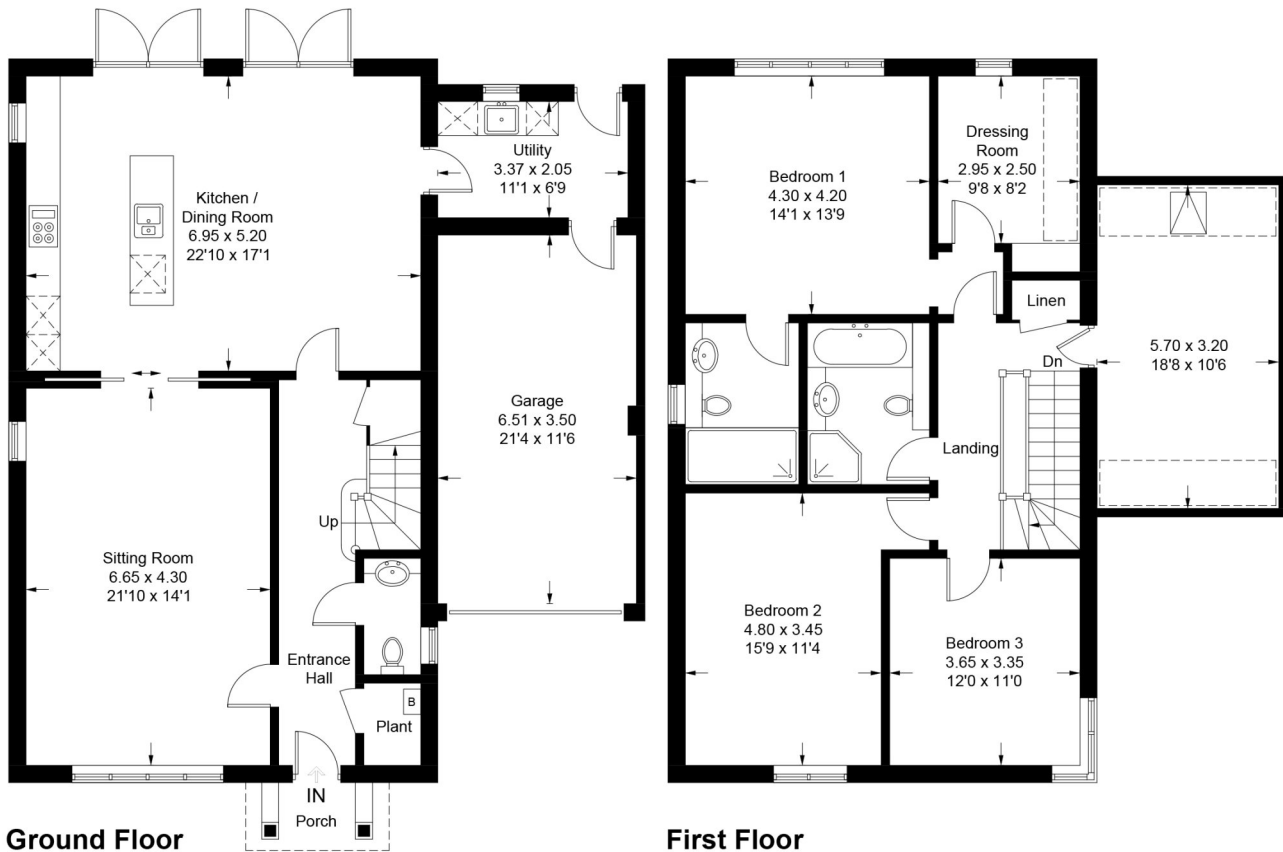
From Petersfield, proceed north up the A3. Take the first exit sign posted to Liss and follow the road back over the A3, taking the second turning on your right into Andlers Ash Road. Proceed over the level-crossing and on reaching the 'T' junction at the end of the road, turn left into the centre of 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 for a further 500 metres or so and the drive to the properties is on your right, immediately after a playground and before The Temple Inn.





# Forest Road, Liss, GU33

Approximate Gross Internal Area = 168.6 sq m / 1814.8 sq ft



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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