



ESTATE AGENTS



Liss, Hampshire

A truly lovely opportunity to live within a converted Georgian House surrounded by 8 Acres of communal land and gardens. Little Stodham House was converted into flats in 1952 with 4 flats in the main building and 2 Mews Style properties with their own garages.

Flat 6 or the Coach House as it has been named is a beautiful characterful property with a generous living space that is split over two levels. The ground floor has a spacious entrance hallway with built in storage and a concealed laundry area. This leads to a third bedroom/guest room.

To the first floor there is a vast sitting room with dining area and lovely feature fireplace. The principal bedroom feels very grand and offers an excellent floorspace, walk in wardrobe and an en-suite bathroom. The current owner has cleverly designed an office/study area with views over the communal gardens.

Bedroom two is currently a studio and art room but will accommodate a double bed and has built in storage. The kitchen is in keeping with the style of the property and is of galley design with a very handy pantry and crockery shelving and has a space for a small dining table and chairs. A desirable feature of this home is having the luxury of 8 Acres of communal gardens to enjoy, and you can be as involved in their upkeep as much or little as you desire. Flat 6 further benefits from a share of the freehold and private garage.

Please note, that due to restrictions within the lease, pets are not allowed within the development.

- Delightful Mews Style House
- Integral Garage
- Circa 8 Acres of Communal Gardens
- Off Street Parking
- Spacious Reception Rom
- Principal Suite with Dressing Room
- En suite to Bedroom One
- Character Features
- Share of Freehold

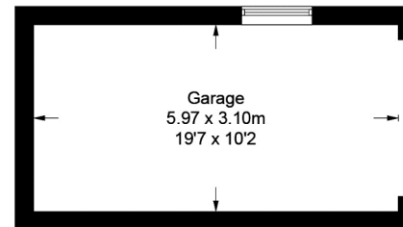
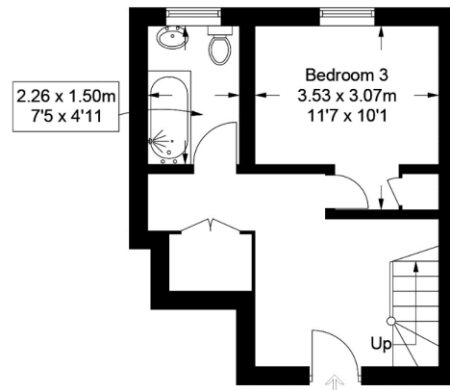
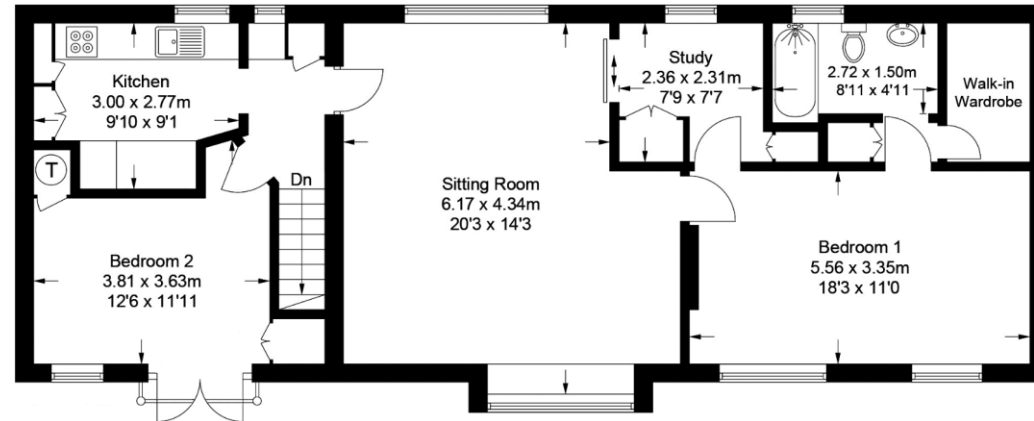


The Coach House, Little Stodham, GU33 6LJ

Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft

Garage = 18.4 sq m / 198 sq ft

Total = 136.1 sq m / 1465 sq ft



(Not Shown In Actual Location / Orientation)

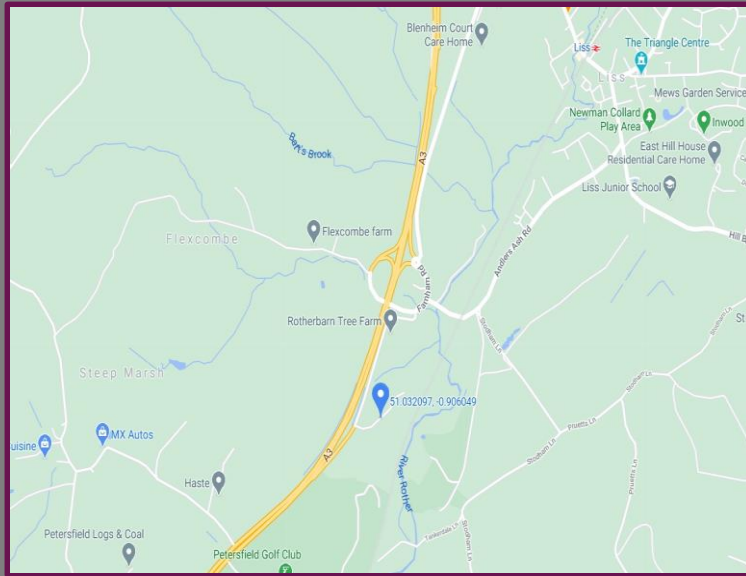
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID720188)

Location

Little Stodham House is located in a highly convenient position between Liss village and Petersfield town and is set amongst stunning and expansive communal grounds. Liss has a range of shops for day to day needs and a railway station on the Portsmouth to London Waterloo line. There are further, more comprehensive facilities at Petersfield including shopping and leisure facilities together with a main line station from which, trains to the capital take just over an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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