



Hill Brow, Hampshire

Guide Price £700,000



# Hill Brow, Hampshire

To the south of the house is a communal area of lawn with mature borders of shrubs and trees, there are two sheds in the garden that are assigned to the current owners. The property is being sold with a share of the freehold and on a 999 year lease from 8th August 2004. Also its important to highlight the EPC rating will have improved due to new electrics, water tank and heaters.

Leasehold

Council Tax : E

- Stunning Apartment set within a Country House
- Four Double Bedrooms
- Beautifully Modernised Throughout
- Shared Private Gardens and Mature Borders
- Off Street Parking
- Log Burner Installed to Reception
- Separate Stylish Kitchen

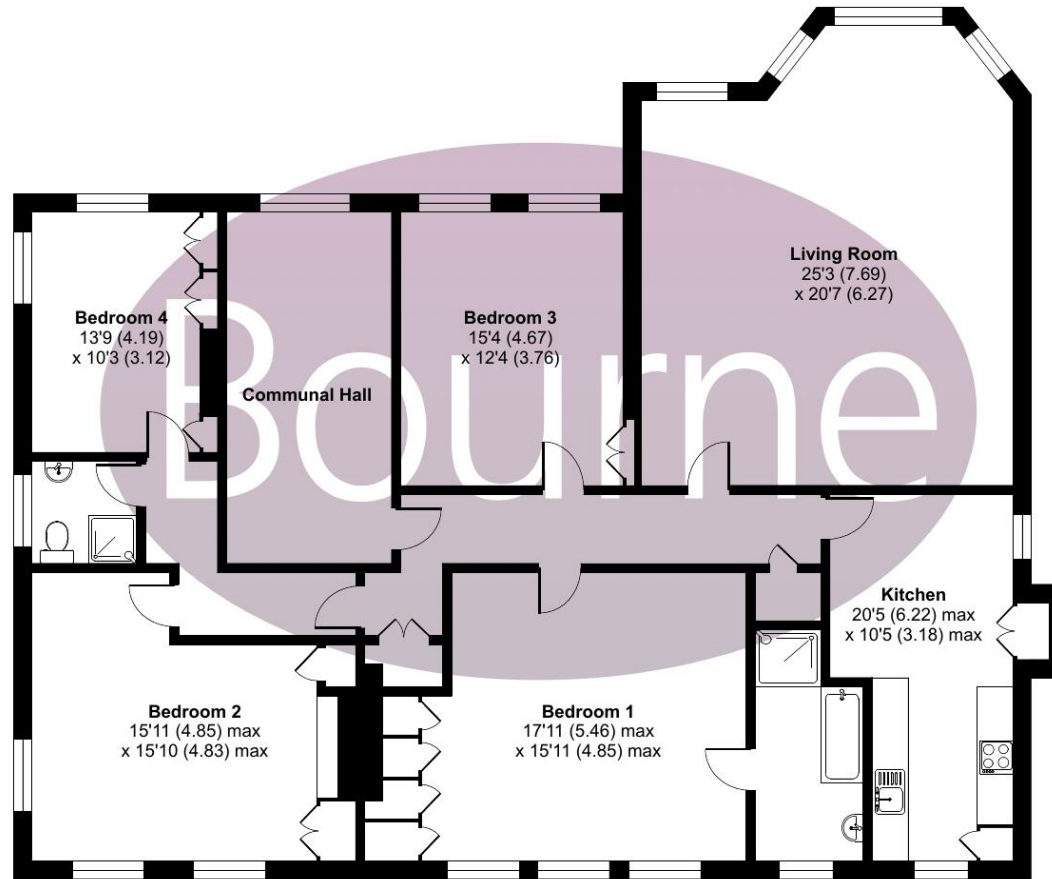


# Floorplan

## Lisswood, London Road, Hill Brow, Liss, GU33

Approximate Area = 1936 sq ft / 179.9 sq m (excludes communal hall)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Bourne Estate Agents. REF: 904557

# Location

Situated in the South Downs National Park, Hill Brow is a series of mainly larger houses on the ridge to the south east of Liss.

It is a heavily wooded area with long views over the Upper Rother Valley. It is separated from Liss by woodland and meadows. The property is conveniently located a little over one mile from Liss village centre, with its mainline train station on the Portsmouth to London Waterloo line. The nearby A3 provides access to the South Coast, Guildford and London. Educational facilities are served by Liss Primary School being in walking distance. Senior schools Bohunt in Liphook, the Petersfield School (TPS) Churcher's College . Bedales and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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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