



Liss, Hampshire

A fantastic opportunity to purchase a four bedroom detached family home positioned at the end of a quiet no through road which has been updated by the current owners and enjoys views of the surrounding countryside.

From the entrance hallway you find the generous living room with large bay window and French doors to the rear garden and feature fireplace. The dining room also overlooks the rear garden with another set of French doors opening onto the patio. The kitchen has a range of base units and eye level integrated appliances, a side door to access the garden and an internal door to access the double garage, which has ample room for a utility area. There is also a downstairs cloakroom off the hall.

To the first floor, there are four good-sized bedrooms, each with recessed wardrobe space, and a modern family bathroom. The master bedroom has elevated views and an en-suite shower room.

The driveway to the front of the property, which leads to the double garage, has ample space for two cars and there is plenty of scope for more.

The garden to the rear is a particular feature of the property as it is mainly laid to lawn with patio areas and is stocked with mature palms and shrubs. It is also fully enclosed and has three access gates, one of which provides access to the second garden to the left-hand side.

Freehold

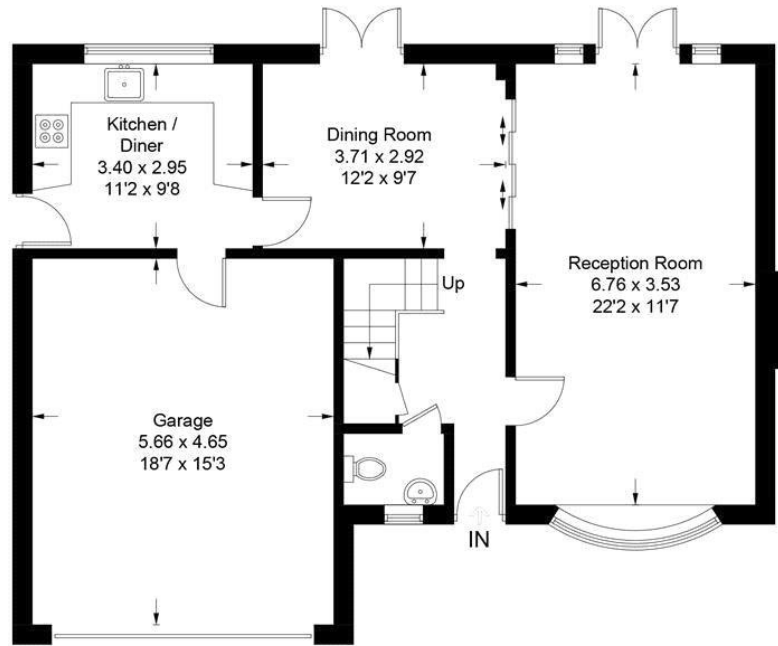
- Detached Family Home
- Four Good Sized Bedrooms
- Large Living Room
- Fitted Kitchen
- Dining Room
- Ensuite to Master Bedroom
- Enclosed Rear Garden
- Double Garage
- Potential to Extend STPP
- Sought After Location



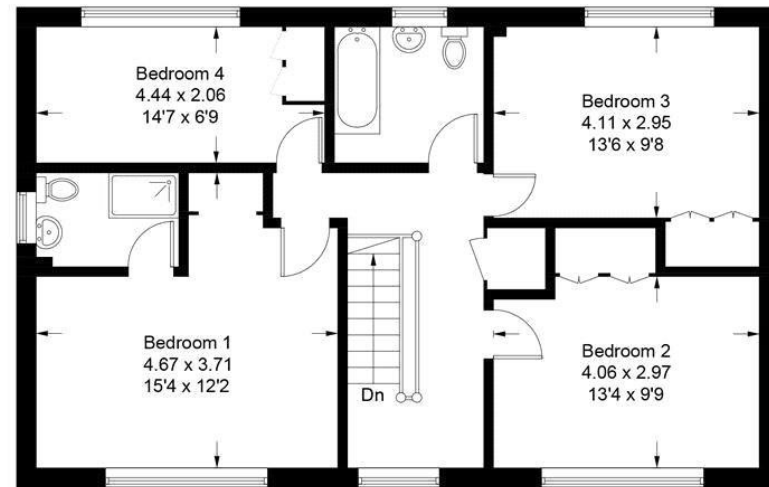
Floorplan

The Ridings, GU33 7RP

Approximate Gross Internal Area = 160.9 sq m / 1732 sq ft
(Including Garage)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

Location

The property is situated in a very highly sought after location in a cul de sac location on the outskirts of Liss village which is within the South Downs National Park.

The village of Liss offers excellent day to day amenities with a number of shops, doctors and dentist. The mainline station is also on the Portsmouth to London Waterloo line.

The property is also within easy reach of highly rated local schools and the nearby market town of Petersfield offers more comprehensive amenities if required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(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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